

# “Executive Elegance on an Expansive Plot”



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## “Executive Elegance on an Expansive Plot”

Step into a world of refined family living. Beyond the elegant entrance lies a light-filled haven, seamlessly blending spacious reception rooms and modern open plan lifestyle. There is a generous plot, extensive parking and versatile accommodation providing the perfect backdrop for both relaxation and entertaining. This is executive living at its finest.



Holme Close  
Wellingborough,  
NN9 5YF







## Property Highlights

Nestled into an exclusive cul-de-sac of similar executive family homes on the periphery of Wellingborough. The A509 is in close proximity which provides convenient access into Wellingborough and to the A14 and A45, whilst the Glenvale Park amenities are close by. Wellingborough Train Station is accessible by car in around 10-minutes and benefits from a popular commuter rail link to London.

Entrance through the gorgeous hardwood and glass panelled front door leads into the inviting Entrance Hall with a great sense of light and space. There is a plentiful natural light from the windows to the front, useful storage cupboards for coats and shoes, access into the rooms via exposed solid wood doors, and stairs rise to the First Floor.

Generously sized Living Room with light flooding in from the bow window to the front and the sliding patio doors to the rear elevation. The recently fitted gas fireplace takes centre stage in the Room with a natural marble tiled hearth and surround, and double glass and timber doors provide access from the Entrance Hall.

Fantastic open plan Kitchen/Dining Room with a modern open plan way of living and additional entertaining space in the high specification Conservatory. The Kitchen/Dining area benefits from sectional downlights in the ceiling, ceramic tiled flooring, a door through to the Utility Room and ample space for a large dining table. The fitted Kitchen includes an array of painted solid timber eye and base level units with under counter lighting, roll top work surfaces, a composite one and a half bowl sink and draining board, tiled splashbacks, a tall fitted larder cupboard, a freestanding 'Leisure Cookmaster' range cooker, and integrated appliances to include a fridge, freezer, and a dishwasher.

The Conservatory flows beautifully from the Kitchen/Dining Room to provide a wonderful family/entertaining space. There is a pitched tinted glass roof with a full glazed elevation on the gable end, French doors to the Garden, faux sisal carpet and a lovely view over the Garden.

Separate Utility Room featuring a continuation of the ceramic tiled flooring with additional worktop space and fitted storage, space and plumbing for laundry appliances (not included), a window and a door to the Garden and an internal pedestrian door to the oversized double Garage.





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Formal Dining Room offering an excellent versatile layout with sliding patio doors to the rear Garden. Although currently used as a dining room, it could be used as a playroom, music room, library, additional reception and could even be knocked through to the Kitchen to create an even larger open plan space if desired (subject to relevant consent and regulations).

Separate Office providing a convenient work from home space on the ground floor. There is a faux sisal carpet, an array of fitted storage cupboards and desk, and a window to the front looking onto the generous driveway.

Ground floor WC with a seamless continuation of the ceramic tiled flooring from the Entrance Hall. There is a window to the front elevation and a two piece suite to include a low-level WC and a compact wall mounted wash hand basin.

The stairs flow up to the beautifully light first floor Landing with a window to the front elevation, solid timber doors to the first floor rooms, a generous airing cupboard and a hatch to the loft.

Five double Bedrooms, all offering an excellent degree of space and four of which include fitted wardrobes.

The Principal Bedroom suite features ample fitted wardrobes, drawers, dressing units and beside tables, whilst an arch flows through to the Dressing Room with additional fitted wardrobes and access to the En Suite. The en suite Bathroom benefits from a window to the rear elevation, downlights and a traditional style three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit with a quartz top with a decorative ogee edge, and a panel enclosed corner bath with a metro tiled splashback, a fitted screen and a thermostatic rainwater shower.

Bedroom Two features fitted wardrobes and an en suite Shower Room with ceramic tiled flooring and walls, a window to the front elevation and a three piece suite to include a low-level WC, a pedestal wash hand basin and an oversized shower enclosure with a thermostatic shower.

Bedroom Three benefits from fitted wardrobes and 'Jack and Jill' access into the main bathroom, whilst Bedroom Four is a further good sized double room with fitted wardrobes and a dressing table.

Bedroom Five is an impressive room measuring approx. 20' x 21'10" and naturally light from the windows to the front and large Velux windows to the rear. Although a truly amazing sized bedroom, the Room offers excellent versatility to be used as a games room, cinema room, and much more.

Family Bathroom with ceramic tiled flooring, a window to the rear elevation, downlights and a four piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed enamel bath with traditional taps and a handheld shower attachment, and a corner shower enclosure with a 'Bristan glee' electric shower.

Oversized double Garage, benefitting from two manual up and over doors to the front, power sockets, lighting and having one side that extends the full depth of the property. There is a pedestrian door to the Garden and an internal door that leads into the Utility Room.









## The Grounds

This impressive family Home occupies a truly exceptional position on the desirable street of similar executive family homes with a plot that measures approx. 0.33 acres in total. The large frontage features an extensive gravelled driveway providing off road parking for several vehicles, access into the oversized double Garage via two manual up and over doors, and a brick-built porch by the gorgeous newly fitted front door. In addition to this there is a lawn area to the front, beautifully maintained hedgerows and gated access down both sides of the Property.

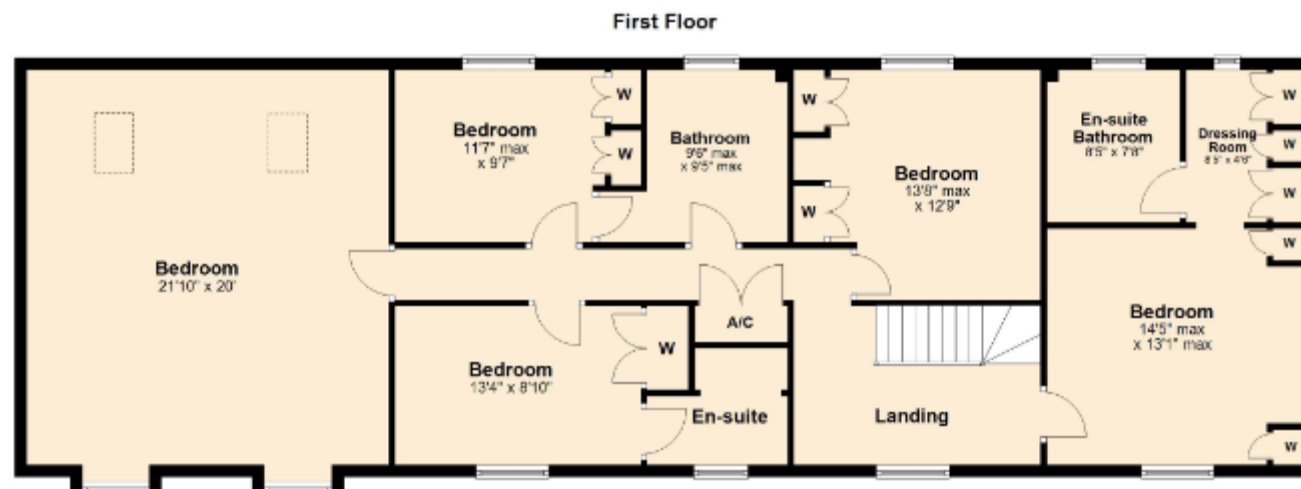
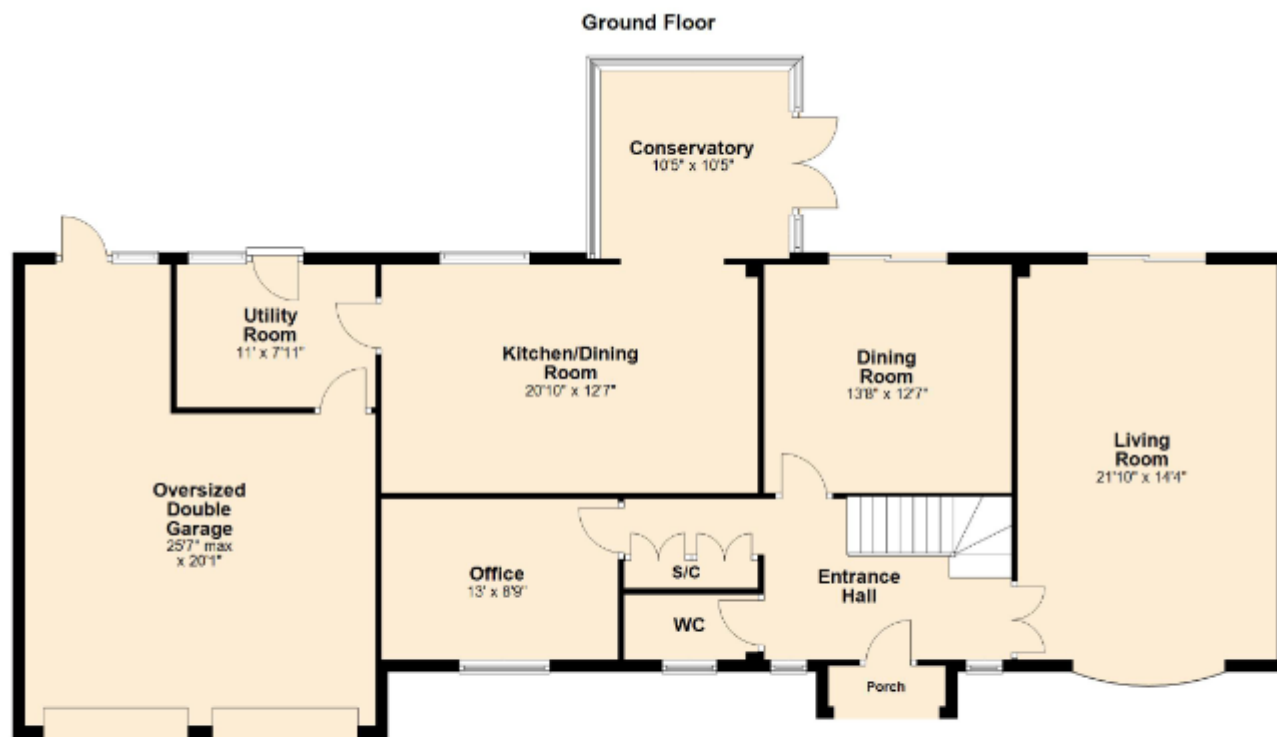
The West facing rear Garden boasts a great degree of privacy and seclusion. There is a paved patio by the Property that spans the full width providing an excellent space to dine and entertain, whilst a low-level brick wall and steps flow up to the extensive lawn. There is an array of mature and established trees, bushes, hedges and an electric awning on the back of the house that provides shelter from the heat of the sun throughout the day.











### Total Area Measurements (Approx.)

House - 2847.80 sqft / 264.57 sqm

Garage - 410.70 sqft / 38.15 sqm

Total - 3258.50 sqft / 302.72 sqm

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.