

“Your Modern Retreat: Perfectly Finished”



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Welcome home to this meticulously finished three-bedroom detached Property, designed for modern life. From the moment you step inside, you'll appreciate the premium fixtures, attractive décor, and smart home comforts like air conditioning. The spacious interior features a stunning contemporary Kitchen and fluid living areas, ideal for both daily life and entertaining. Outside, the generous plot offers extensive parking and a delightful, west-facing Garden, providing a private oasis.

Holbush Way,
Irthlingborough,
NN9 5EP



Property Highlights

Situated in an established and desirable part of Irthlingborough, within walking distance to the Town Centre and its amenities. The A6 is close by providing excellent travel links by car to Rushden Lakes, the A45, A14 and M1, and Wellingborough Train Station is accessible in around 10-minutes, boasting a popular commuter rail link to London.

The Property has been meticulously finished during the tenure of the current owners with an excellent feeling of quality, inside and out. There are premium fixtures and fittings in every room, attractive décor and the property benefits from Air Conditioning and CCTV.

Entrance through the composite front door leads into the inviting Entrance Hall with ceramic mosaic tiled flooring, stairs that rise to the First Floor and an oak door that leads into the Living Room and the ground floor accommodation beyond.

Generously sized Living Room, naturally light from the windows to the front elevation and French doors to the rear Garden. There is a wood burner-style electric fire taking centre stage in the Room and an arch provides an open plan feel into the Dining Room.

The Dining Room features an oak door through to the Kitchen, French doors to the patio area of the Garden and an arch that creates an open flow into the Living Room.

Stunning contemporary Kitchen/Dining Room finished to a high standard with LED downlights, an oak door to the useful pantry/understairs cupboard, an open doorway to the Utility Room and attractive stone effect ceramic tiled flooring. The fitted Kitchen includes shaker style eye and base level units with copper handles, a Silestone Blanco Stellar quartz worktop with upstand, a Belfast sink with draining grooves in the worktop, and integrated 'AEG' appliances to include a mid-level oven, a combination microwave oven, a wine cooler, a five-ring gas hob and a chimney style extractor hood.

The Utility Room has been designed to feel like an extension to the Kitchen with the same high-quality fixtures. There is a seamless continuation of the ceramic tiled flooring, additional storage cupboards, a Silestone Blanco Stellar quartz worktop with upstand, space and plumbing for a dishwasher (appliance not included) and an integrated fridge/freezer. In addition to this there is an oak door to the ground floor WC and a uPVC and glass paneled door to the Garden.

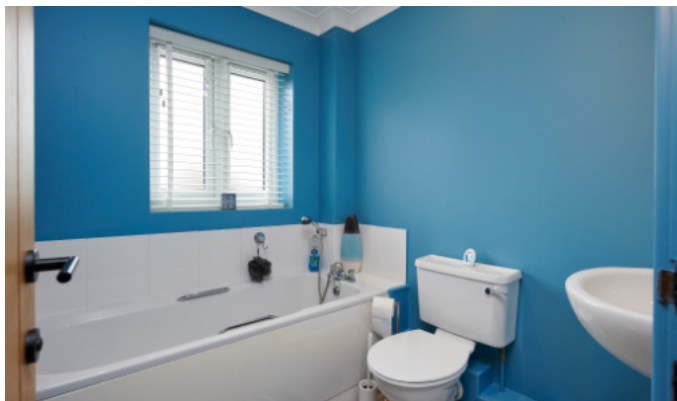
Ground floor WC, beautifully finished with ceramic tiled flooring, a chrome heated towel radiator, a window to the side elevation and a two-piece suite to include a low-level WC and a wash hand basin built into a storage/vanity unit, with a solid marble top and a Mediterranean style ceramic wash basin with a freestanding tap.

The stairs flow up to the first floor Landing which is a good-sized space with oak doors into the Rooms, a useful airing cupboard, a hatch to the Loft and mounted high on the external wall is an air conditioning unit that is capable of cooling or heating and has been designed to benefit the whole upstairs.

Three Bedrooms, all boasting impeccable décor and two of which can take double beds. The Principal Bedroom has a fantastic finish with a panelled wall and an oak sliding track door to the en suite Wet Room. With a stunning finish, the En Suite comprises of a matt black heated towel radiator, porcelain tiled flooring, attractive tiled splashbacks and a three piece suite to include a low-level WC and wash basin built into an attractive storage/vanity unit with a quartz top and taps concealed in the wall, and a walk-in wet room shower with no threshold, porcelain tiled walls, useful recessed shelves in the walls, and a rainwater style shower head and handheld attachment.

Family Bathroom comprising of a tall matt black heated towel radiator, LED downlights and a three-piece suite to include a low-level WC, a wash basin built into a useful storage unit and a panel enclosed bath with a handheld shower attachment from the taps.

Single Garage with a secure remote operated electric roller door to the front, a side uPVC and glass paneled door to the side and designed as an additional utility space with a worktop, a stainless-steel sink and draining board, fitted storage units, and space and plumbing for laundry appliances at one end of the Garage. The current owners have insulated the external walls for use as an office/further utility space, and it is a simple job to return to a standard garage for a vehicle if required.

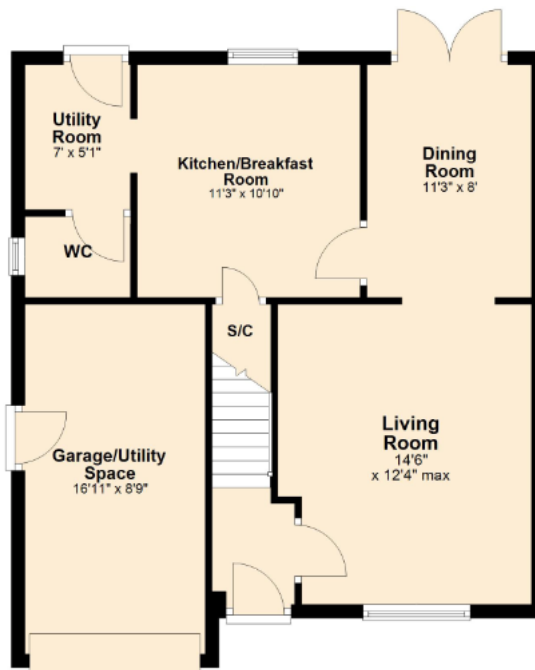


Outside

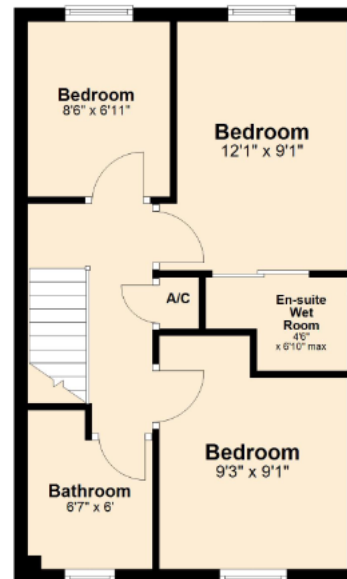
The Property occupies a prominent position on the established street with a great degree of kerb appeal. Set back from the road on a corner position, there is a generous frontage, predominantly block paved to provide off road parking for two-three vehicles and access into the Garage via a secure remote operated electric roller door. In addition to this there is secure gated access down one side of the property that leads to the side pedestrian door into the Garage and the rear Garden beyond.

The landscaped rear Garden benefits from a West facing aspect and is perfectly positioned to catch the sun through the day and into the late evening. There is an Indian Sandstone paved patio by the Property providing an ideal entertaining space and stepping stones lead to the solid timber gazebo with lightweight tiled roof and solid wood construction. Sat under the gazebo and on an Indian Sandstone patio is the impressive 'Jacuzzi' hot tub which is available under separate negotiation. In addition to this there is a manicured lawn with well stocked planted borders down one side, and towards the rear of the Garden there is a gravelled and paved area with shade from the established and well-maintained tree, and access into the timber constructed shed.

Ground Floor



First Floor



Total Area Measurements (Approx.)

House Only - 884 sqft / 82.13 sqm

Garage/Utility Space - 155.50 sqft / 14.44 sqm

Total - 1039.50 sqft / 96.57 sqm

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

