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CONNELLAN**

ESTATE AGENTS





## "Modern Family Living with Parkside Views"

Discover this exceptional detached family home, perfectly positioned within the established first phase of the Stanton Cross Development. Offering a rare blend of modern convenience and tranquil surroundings, this property boasts a desirable open outlook over the Country Park and the town beyond, creating an ideal sanctuary for families seeking contemporary living with superb connectivity.

Sir Henry Fowler Way,  
Wellingborough,  
NN8 1TL



### Property Highlights

Nestled within a peaceful no-through enclave of similar executive family homes, this beautifully presented property enjoys a wonderful, established feel. Its prime location within the Stanton Cross Development means you benefit from a vibrant and growing community with excellent amenities.

The current owners have had a high-quality integrated air conditioning system fitted throughout the house. This discreet system features air ducts recessed into the ceiling for a seamless finish and is operated wirelessly, providing both cooling air and heat as desired, ensuring optimal comfort in every season.

Wellingborough Train Station is just a short walk away, providing convenient commuter links to London St Pancras International in under an hour, making it perfect for city professionals. Future development plans for the station will only enhance this accessibility. For those travelling by car, you'll appreciate the excellent links with the A6, A45, and A509 close by, offering easy access to the A14 and M1. Stanton Cross itself is designed to be a thriving hub, with a sought-after primary school and future plans for shops and community facilities, all within easy reach.

Enter through the composite front door into the inviting Entrance Hall, featuring attractive Karndean flooring, a useful understairs storage cupboard and stairs rising to the first floor.

The beautifully presented Living Room offers a wonderful outlook from its generous bay window over the Stanton Cross Park and floods the room with natural light. The high-quality timber-effect Karndean flooring continues seamlessly from the Entrance Hall and there is ample space for furniture.

Step into the stunning Kitchen/Dining Room, a fantastic entertaining space designed for modern living. Boasting stone-effect ceramic tiled flooring throughout and LED downlights in the kitchen area, this room is flooded with natural light from the window and French doors with sidelight windows that open to the garden. There's ample space for dining furniture, making it ideal for family meals and gatherings, and entertaining whilst cooking. The high specification fitted kitchen includes an array of eye and base level units with under-counter lighting, complemented by sparkling quartz worktops with an upstand. An inset stainless steel one and a half bowl 'Franke' sink with draining grooves integrated into the worktop adds to the sleek design and integrated appliances include a fridge/freezer, and 'BOSCH' dishwasher, high-level double oven, and a five-ring gas hob with an extractor hood over.





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Adjacent to the kitchen is a separate Utility Room, featuring a continuation of the stone-effect ceramic tiled flooring, and a door to the side that leads to the rear garden and the pedestrian side door of the garage. This practical space includes a useful storage cupboard housing the pressurised hot water cylinder and fitted utilities finished to the same high standard as the kitchen. You'll find low-level storage cupboards topped with sparkle quartz worktops, a high-level cabinet housing the gas-fired central heating boiler, a stainless steel sink and draining board, and space and plumbing for a washing/dryer (appliance available under separate negotiations).

A separate Reception Room, currently used as a snug, offers a dynamic and versatile space. This room could easily serve as a formal dining room, a playroom, or even a ground-floor bedroom if desired. It benefits from timber-effect 'Karndean' flooring and a window to the rear elevation that looks onto the rear garden.

The Office is conveniently located on the ground floor and boasts a fantastic outlook to the front over the Country Park. The 'Karndean' flooring seamlessly connects to the entrance hall, and this room also offers excellent versatility for its uses, whether for remote working or as an additional hobby space.

Ground floor WC featuring 'Karndean' flooring, a window to the side elevation and a two piece suite to include a low-level WC and a wash hand basin.

Stairs flow up to the First Floor Landing, which is notably spacious, with doors to the first-floor accommodation and a drop-down hatch providing access to the Loft.

Upstairs, you'll find Five Bedrooms, all of which are fantastic double bedrooms and ensuring ample space for every family member.

The impressive Principal Bedroom Suite is an excellent room of generous proportions with a stunning open outlook to the front. It includes built-in wardrobes, natural light from two windows to the front, and a modern En Suite Shower Room. The En Suite is finished with a contemporary feel, comprising a window to the side elevation, LED downlights, a chrome heated towel radiator, modern tiled splashbacks, 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 Two makes for an excellent guest bedroom or an ideal space for teenagers, with its generous proportions and its own En Suite Shower Room. The En Suite features ceramic tiled flooring, tiled splashbacks, LED downlights, a chrome heated towel radiator, 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.

The Family Bathroom features a matching modern finish to the en suite shower rooms and incorporates a window to the side elevation, LED downlights, a chrome heated towel radiator, and a three-piece suite to include a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with concealed central taps, a fitted shower screen, and a thermostatic shower.

A Detached Double Garage offers additional parking through the two up and over doors to the front, one of which has electric remote operation. There is lighting, power, an electric car charging point (available under separate negotiations), and a convenient side pedestrian door to the rear garden, close to the utility room door of the house.

Estate charge of £250 per annum, although this is not currently charged. This charge will apply once the sale of 143 acres of wetlands, balancing features, play areas and sports facilities has completed to The Land Trust.





# The Grounds

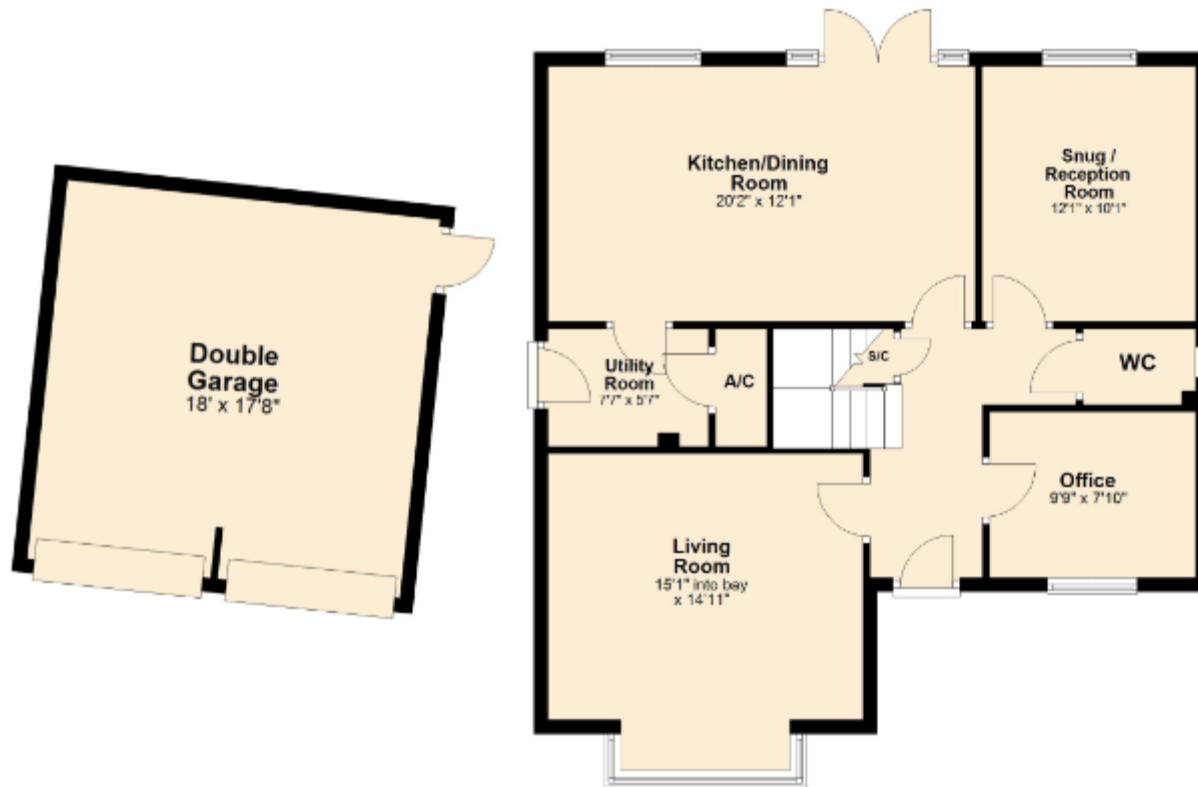
The property occupies a highly desirable position within the Stanton Cross Development. As part of the first phase of building, the property feels nestled into an established plot with a private drive shared with just four neighbours, and most sought-after outlook to the front. A hardstanding driveway is situated to the side of the house, just in front of the double garage, providing ample off-road parking. A secure gate to the side of the garage leads through to the rear garden, while a paved path flows in front of the house and leads to the front door. In addition, there are two small lawns to the front and a planted border with bark chips and mature plantings, adding to the property's kerb appeal. The property also benefits from an additional parking space in the parking bay on the private driveway.

The rear garden has been professionally landscaped and boasts a more private outlook than you might expect of a modern property. The extensive Sandstone paved patio by the property creates an ideal entertaining space and provides various spots to catch the sun throughout the day. The lawn extends from the patio to the rear of the garden where there is a bark-chipped planted border with excellently maintained rose bushes that provide a variety of colour when in bloom. In addition to this, there is an outside tap, an array of flowers, external lighting, external power sockets, and gated access to the front of the property.



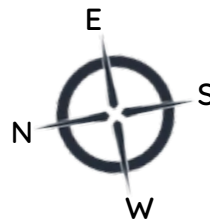


## Ground Floor



## Total Area Measurements (Approx.)

House - 1687.40 sqft / 156.76 sqm  
 Garage - 318.40 sqft / 29.58 sqm  
 Total - 2005.80 sqft / 186.34 sqm



## First Floor



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