

“Eco-Friendly Family Living”



**HENDERSON
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ESTATE AGENTS



Varley Close,
Wellingborough,
NN8 4UZ

“Eco-Friendly Family Living”

This four-bedroom family home combines the very best of contemporary comfort with a forward-thinking approach to sustainable living. Occupying a sought-after cul-de-sac position, this property offers an ideal sanctuary for family life, powered by fantastic eco-credentials that both benefit the planet and reduce your running costs. Thoughtfully updated, this is a home that truly embraces modern family life.





Property Highlights

Located in a desirable cul-de-sac with similar modern executive family homes. With superb connectivity, you'll find the Redwell Medical Centre and Redhill Pharmacy are just a short walk away, while the A509 and A45 are close by, providing excellent travel links to the A14 and M1. Commuters will appreciate the convenience of Wellingborough Train Station, which is accessible in under 10 minutes by car.

A key feature of this home is the roof-mounted solar panels, which come with a highly favourable feed-in tariff. These panels typically generate around £1,200 per annum while also significantly reducing the property's energy bills throughout the day.

Enter through the timber and glass panelled door into the inviting Entrance Hall. This space features attractive Karndean flooring that flows seamlessly into the kitchen, a useful understairs cupboard, and stairs to the first floor.

The Living Room is a generously sized space, filled with natural light from a window to the front and double doors that provide an open aspect through to the dining room and to the rear garden beyond. The room benefits from timber-effect luxury vinyl tile (LVT) flooring, LED downlights, and electric underfloor heating.

The Separate Dining Room offers exceptional versatility. It has a seamless continuation of the LVT flooring from the living room and features glass panelled French doors that provide access to the garden. A door provides a natural flow to the kitchen, and the proximity of the kitchen could lend itself to be knocked through to create an open plan layout, if desired.



Property Highlights

The Kitchen is a modern and contemporary space, with a seamless continuation of the Karndean flooring from the entrance hall. There are LED downlights, a door to the utility room and space and plumbing for a freestanding American style fridge/freezer (appliance not included). The high-specification fitted kitchen includes a range of high-gloss eye and base level units, solid sparkle quartz granite worktops with matching upstands, and an inset stainless steel sink with draining grooves. The kitchen is equipped with a boiling water tap with a lifetime filter, and integrated appliances including a fridge, dishwasher, oven, gas hob, and a concealed extractor hood.

Adjacent to the kitchen is the Utility Room, which features the same high-quality Karndean flooring and sparkle quartz granite worktops as the kitchen. It offers additional storage with fitted units and includes a stainless steel sink, as well as space and plumbing for two under-counter laundry appliances (not included). A glass panelled uPVC door provides convenient access to the rear garden, and an internal door leads to the ground floor WC.

The Ground Floor WC features Karndean flooring, tiled walls to dado height, a window to the side elevation and a two-piece suite.

Completing the ground floor is a Separate Reception Room/Office, a versatile space with timber-effect LVT flooring, LED downlights, and a front-facing window. Although currently used as an office/TV room, this would also make for an ideal ground floor bedroom if required.

The stairs flow up to the First Floor Landing, which benefits from a useful airing cupboard, providing excellent storage. A drop-down hatch and ladder allow access to the large loft space, which is boarded and has lighting.

Upstairs, you will find Four Double Bedrooms. The Principal Bedroom Suite is an excellent size and features a fitted wardrobe, an additional storage cupboard in the eaves space, and a private En Suite Shower Room. The En Suite has a window to the front elevation, tiled walls to dado height and a three piece suite to include a low-level WC, a pedestal wash basin and a shower enclosure with a thermostatic shower. Three of the four bedrooms include fitted wardrobes, offering excellent storage.

The impressive Family Shower Room features LVT flooring, sparkle quartz tiled walls, a heated towel radiator, and a three-piece suite. It includes a low-level WC with a concealed cistern, a wash hand basin built into a useful storage unit with an LED mirrored cabinet above, and an oversized walk-in shower enclosure with a low threshold and a thermostatic shower with a rainwater style shower head and handheld attachment.

Detached double Garage benefitting from being larger than you would expect. There are two manual up and over doors to the front, a pedestrian door to the rear that provide access from the Garden and there is also both lighting and power sockets.





The Grounds

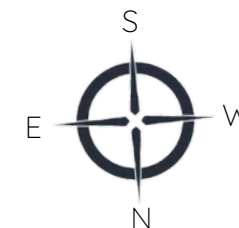
The property occupies a prominent and highly desirable position on the street, with a great deal of kerb appeal. There is a well-maintained hedge to the front providing a great degree of privacy, while a path flows between the hedges and leads to the front door via a block-paved path. The path is flanked by manicured lawn areas and planted borders sit under the front windows. The block-paved path flows down one side of the property, with gated access to the rear garden, while on the other side it leads to the block-paved driveway, which provides off-road parking for three vehicles and access to the Oversized Double Garage.

The rear garden offers and private outlook a tranquil retreat. It is a fantastic entertaining space, with French doors leading from the living and dining rooms to a patio area and a pedestrian door leads into the garage. A lawn area flows down the garden with well stocked planted borders and there is both external lighting and an outside tap





Ground Floor



First Floor



Total Area Measurements (Approx.)

House - 1304.10 sqft / 121.15 sqm

Garage - 311.10 sqft / 28.90 sqm

Total - 1615.20 sqft / 150.05 sqm

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