



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Westfield Road,
Wellingborough,
NN8 3JT

“ The Perfect Blend ”

This beautifully renovated and extended family home offers a rare blend of contemporary design and classic character, providing an ideal sanctuary for a family seeking a stylish home with a generous plot. This remarkable residence has been meticulously renovated from the ground up, with a new roof, complete redecoration and comprehensive updates to the electrics, windows, and central heating with underfloor heating to the ground floor.





Property Highlights

Nestled on a prominent and well-regarded street, this home benefits from a convenient location. The town centre is within walking distance, and a short drive connects you to major travel links including the A509, A14, A45, and M1. For commuters, Wellingborough Train Station is a popular hub with a direct service to London, accessible in under a 5-minute drive or a 30-minute walk.

The property features a wet underfloor heating system throughout the ground floor, operated by a modern 'Hive' remote control, and is fitted with CAT6 cabling for high-speed connectivity. The current owners have extended and remodelled the property with a high-quality finish to include a new roof, full re-wire, new central heating, flush casement windows and excellent fixtures and fittings throughout.

Enter through the composite front door into the impressive and striking open-plan Kitchen/Dining/Family Room. This vast, light-filled space is designed for modern entertaining and exudes natural light from windows and French doors that open to the rear garden. The timber-effect laminate flooring creates a seamless flow, and there is ample space to arrange furniture in a variety of layouts. A feature exposed chimney breast with a quarry tiled hearth offers the potential for a woodburner, subject to the relevant regulations.

The attractive 'Howdens' Kitchen is a stunning fusion of modern and traditional style. Finished to a high standard, it features shaker-style eye and base level units with classic oak door knobs and under-counter lighting. There are square-edge worktops with matching upstands, a one and a half bowl composite sink and draining board, space and plumbing for undercounter appliances, and a freestanding 'Leisure' range cooker.



Property Highlights

Adjacent to the kitchen is a versatile Reception Hall. With a gorgeous period quarry tiled floor and underfloor heating, this room provides a flexible space for a traditional living room, formal dining room, a playroom, and much more. It features a charming exposed stone wall, an open fireplace with an exposed brick surround, and stairs rising to the first floor.

A Snug provides a separate, cosy retreat with a seamless continuation of the quarry tiled floor and underfloor heating, and a handmade solid oak door. Although an ideal snug, this room could also be used as a work from home space, a playroom and much more.

The ground floor WC/Utility room is finished with the same timber-effect laminate flooring as the main kitchen/dining/family room. It includes a window to the front, a two-piece suite, and space and plumbing for a washing machine. A generous cupboard houses the gas-fired central heating boiler and the underfloor heating manifold.

The stairs lead up to the first floor Landing with an exposed oak newel post and handrail. As you reach the top of the stairs, a striking feature exposed stone wall and natural light from a side window welcome you and a drop-down hatch and ladder provide easy access to the fully converted loft room. This versatile space is complete with carpet, lighting, power, CAT6 cabling, a Velux-style window, and a door provides access to the remaining boarded loft space, which houses the hot water cylinder.

Upstairs, you will find four double Bedrooms, each with its own unique sense of character. The Principal Bedroom is a beautifully bright space, with dual-aspect windows and a part-raked ceiling. The en suite Shower Room is finished to a high standard, featuring luxury vinyl tiled flooring, ceramic tiled walls, a chrome heated towel radiator, and a three-piece suite with a thermostatic shower. The other bedrooms are excellent double-sized rooms, with the front bedroom benefiting from a vaulted ceiling, a high-level round window, and an additional storage cupboard.

The modern and contemporary Family Bathroom is finished to the same high standard, with a herringbone-style vinyl floor, ceramic tiled splashbacks, a white heated towel radiator, and a three-piece suite, including a panel-enclosed bath with a fitted shower screen and a shower from the mixer taps.





The Grounds

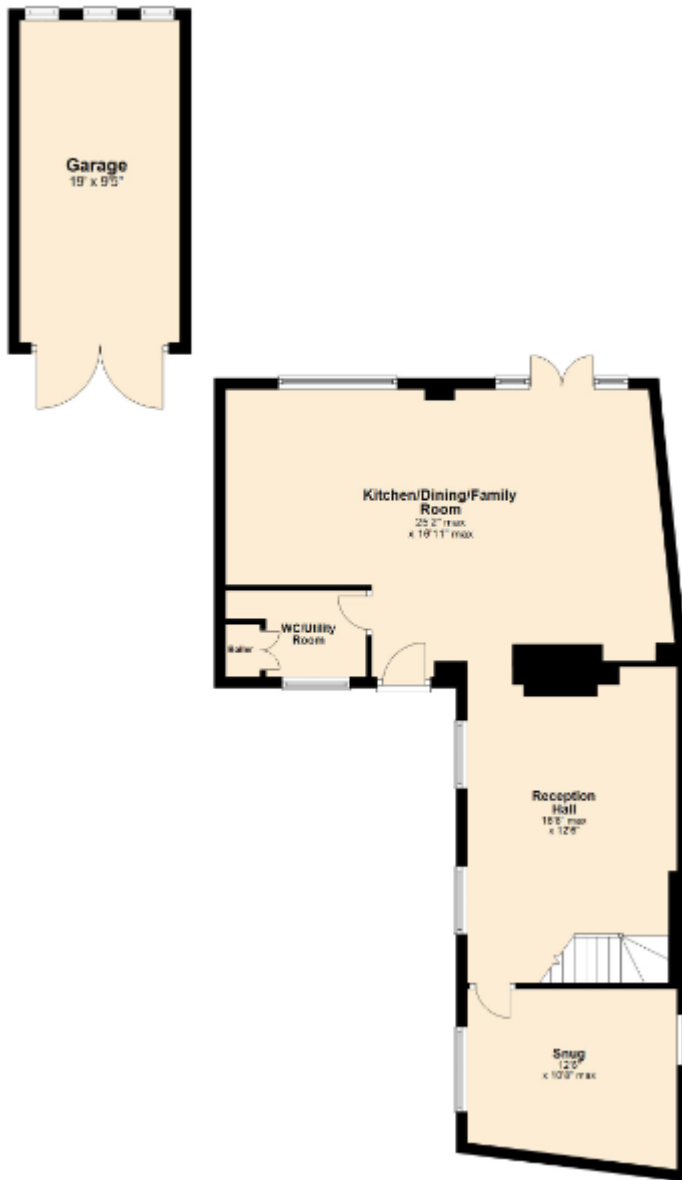
The property occupies a prominent and desirable position on the established street, with a verdant outlook to the front over Bassett's Close park and playing field. A generous block-paved driveway at the front provides off-road parking for several vehicles and flows down the side of the property to a detached single garage, which benefits from light and power. In addition, there is an external power socket with adequate cabling for an EV charger.

The landscaped rear garden feels much larger than expected, with a mature and established feel thanks to a period red brick wall and ancient fruit trees from its past life as an orchard. An Indian sandstone patio creates a perfect entertaining space that connects seamlessly to the open-plan kitchen and living area. Steps rise from the patio to the main garden, which is thoughtfully divided into multiple sections, including a further paved patio, deep, well-stocked borders, and a timber shed at the back. To one side, a detached single garage offers light and power, while a covered fruit cage stocked with raspberries and strawberries stands ready for harvesting in the Summer. The garden also includes an outside tap and external motion-activated lights.

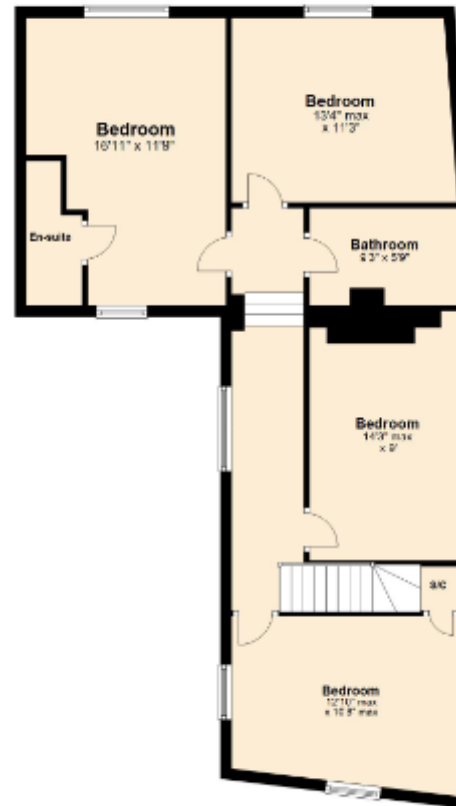




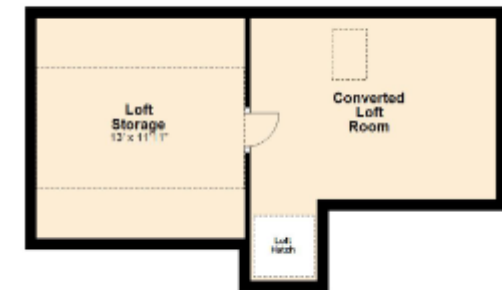
Ground Floor



First Floor



Second Floor



Total Area Measurements (Approx.)
House - 1,595.2 sqft / 148.2 sqm (Excl. Converted Loft & Storage)
Garage - 178.9 sqft / 16.62 sqm
Total - 1774.1 sqft / 164.82 sqm

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