



“Ready and Waiting”







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**This three bedroom detached home, with its beautiful finish, provides space, parking, and a garage, and it's ready and waiting for you to move straight in.**

## Property Highlights

- Nestled within the sought-after Stanton Cross development, this property is just a short walk away from Wellingborough train station, which offers a direct route to London St Pancras, making it an ideal choice for commuters.
- Convenient travel links by car are easily accessible, with the A509, A45, and A6 nearby. You can reach Rushden Lakes Shopping Centre by car in approximately 10 minutes.
- Entrance through the uPVC front door leads into a generously sized Entrance Hall with timber-effect tiled flooring, a useful under-stairs storage cupboard, stairs rising to the First Floor landing, and access to the ground floor rooms.
- Well-proportioned Living Room with a window to the front elevation injecting an abundance of natural light, and a high-quality thick pile carpet underfoot.
- Modern ground floor WC, larger than you would expect, featuring timber-effect tiled flooring, a low-level WC, and a pedestal wash hand basin.
- Beautifully finished Kitchen/Dining Room offering modern open plan living and featuring a continuation of the timber effect tiled flooring, a door leading to the utility room, French doors with side light windows to the Garden and ample space to entertain. The gorgeous Kitchen boasts shaker style eye and base level units with soft close and topped with a Silestone work surfaces and splash back, an inset sink with draining board routed into the work surface, and integrated appliances to include a dishwasher, low-level oven and extractor hood, and a four ring induction hob.
- Utility Room with timber effect tiled flooring continuing from the kitchen, low-level units topped with Silestone work surfaces, a stainless steel sink and draining board, an integrated washing machine, and a uPVC door leading to the driveway.
- The stairs rise to the first floor Landing, featuring a useful storage cupboard, access to the first-floor rooms and the loft hatch, which leads to the attic.
- Three bedrooms, two of which are double in size, with Bedroom One and Bedroom Two benefiting from built-in wardrobes. Bedroom Three boasts timber effect laminate flooring and a useful storage cupboard, making it an ideal space for a home office. Bedroom One is a good-sized bedroom and incorporates an en suite shower room with tiled flooring, as well as a three-piece suite to include a pedestal wash hand basin, a low-level WC, and an oversized shower enclosure.
- Modern family Bathroom featuring tiled flooring, a chrome heated towel rail and a three-piece suite that includes a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a fitted screen and a thermostatic shower over.
- Separate single Garage with light and power, and a manual up-and-over door to the front providing access from the driveway.



Prunus Drive,  
Wellingborough,  
NN8 1GB

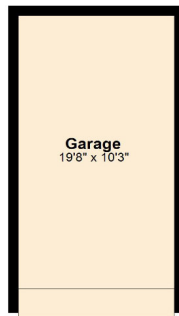


## Outside

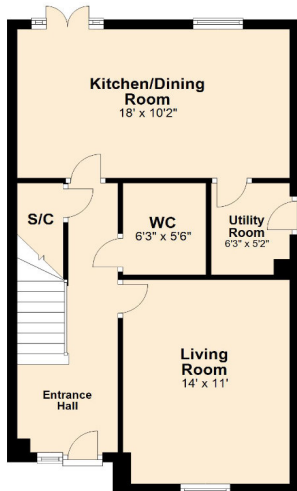
The property is located in a desirable development of modern homes, right in the heart of Stanton Cross, which is known for its desirability. The low-maintenance frontage features paved steps leading to the front door with a covering storm porch. The paved pathway also leads to the driveway with enclosed iron railings. The driveway is located at the side of the property, providing parking for three vehicles and access to the single garage through the manual up-and-over door. The rear garden is predominantly laid to lawn with a raised patio area leading to the French doors, ideal for entertaining, and a secure timber gate providing side access.



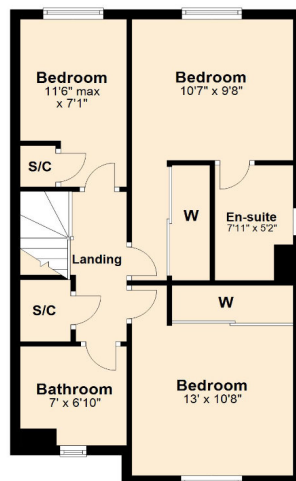
## Floorplan



Ground Floor



First Floor



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