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Dibbin Close, Weldon

Offers in Excess of £450,000 Freehold

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EPC Rating D. Council Tax E.



Tucked away in a private position within one of Weldon's most desirable cul-de-sacs, this rarely available four bedroom detached house offers charm, character and versatile living space. The accommodation begins with a spacious reception hall, complete with a striking feature staircase.

From here, the ground floor flows beautifully; a formal dining room opens into a generous living room where a brick fireplace forms the heart of the space and large patio doors lead out onto the wrap-around courtyard garden. The fully fitted kitchen is complemented by a separate utility room, and a guest WC also completes the ground floor.

Upstairs, the character continues with a galleried landing overlooking the staircase. The master suite includes a refitted en-suite shower room and a walk-in dressing room (which could also serve as a fourth bedroom). Two further well-proportioned bedrooms are served by a modern family bathroom.

Outside, the property enjoys wrap-around gardens that provide multiple seating and entertaining areas, offering privacy and sunshine throughout the day. To the front, a raised patio creates a peaceful evening retreat, while to the side and rear, versatile courtyard spaces enhance outdoor living. The attractive block-paved frontage provides off-road parking for several vehicles and leads to an integral double garage.

Viewing is essential to fully appreciate the size and character of this property.

NO ONWARD CHAIN





Entrance Hall

Door to the front, a grand entrance space with doors leading to the garage, downstairs cloaks/WC, living room and kitchen. Stairs rising to the first floor.

Kitchen

3.91m x 2.95m (12'10" x 9'8")

A range of wall and base units with worksurfaces over and splash back tiling. Stainless steel sink and drainer, window to the front, built in oven, induction hob, door to the entrance hall, opening to the dining area and a door to the utility room.

Utility Room

2.09m x 2.91m (6'11" x 9'6")

Half glazed wooden door to the side, window to the front, wall and base units with worksurface over, space and plumbing for appliances, stainless steel sink and drainer.

Cloaks/WC

1.68m x 2m (5'6" x 6'7")

Window to the rear, low level WC, wall mounted hand wash basin, radiator.

Dining Room

3.48m x 2.96m (11'5" x 9'8")

Window to the side, opening in to living room, radiator.

Living Room

19.7m x 12.4m (64'7" x 40'8")

Window to dual side aspects, patio doors to the rear, radiator, door to the entrance hall, brick feature fire place.

First Floor Landing

Gallery staircase with dark wood banister and spindle rails, loft hatch, doors to all rooms, storage cupboard and airing cupboard.

Bedroom One

3.92m x 3.81m (12'11" x 12'6")

Windows to side and rear aspects, radiator, opening into dressing room which could also be bedroom four. Door to ensuite shower room.

Ensuite Bathroom

2.72m x 2.23m (8'11" x 7'4")

Panel bath with full height ceramic wall tiling over, glass shower screen, wall mounted shower attachment from bath mains mixer taps, obscure glass window, low level WC, radiator, wall to wall vanity unit with cupboards under and a feature bowl handwash basin set into the top, wall to wall mirrors above, wall tiling.





Dressing Room/Bedroom Four

2.72m x 2.29m (8'11" x 7'6")

Currently used as walk in wardrobe and dressing area, fitted wardrobes and cupboards, window to the side, radiator. Can be turned into bedroom four as there is a door from the landing into the wardrobe for access.

Bedroom Two

5.09m x 4.72m (16'8" x 15'6")

An oversized bedroom with two windows to the front aspect, radiator, fitted seating with storage under, restricted height ceilings in places, fitted desk, storage cupboard.

Bedroom Three

4.01m x 2.9m (13'2" x 9'6")

Window to the side and to the rear, radiator, built in cupboard, fitted shelving.

Family Bathroom

2.86m x 1.91m (9'5" x 6'4")

Obscure glass window, panel bath with part wall tiling over, low level WC, pedestal sink

Garage

A double size integral garage with two up and over doors, light and power.

Outside

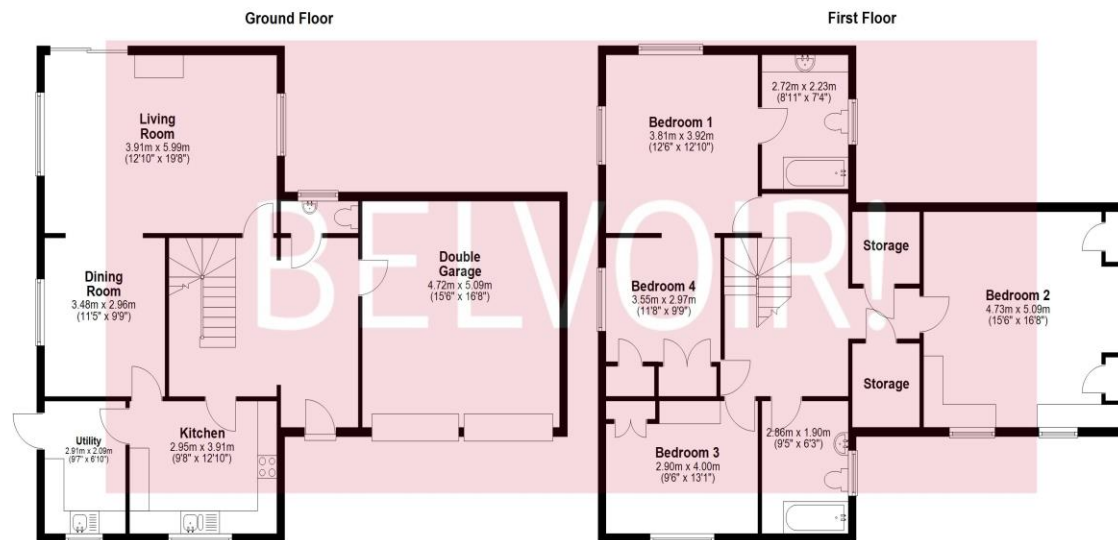
To the front of the property is a raised seating area set away from the house with steps leading up to a small circular patio, block paved driveway leading to the double garage with parking for multiple cars. A curved lawn area to the front with a path leading to the rear wrap around courtyard style gardens.

Agents Notes

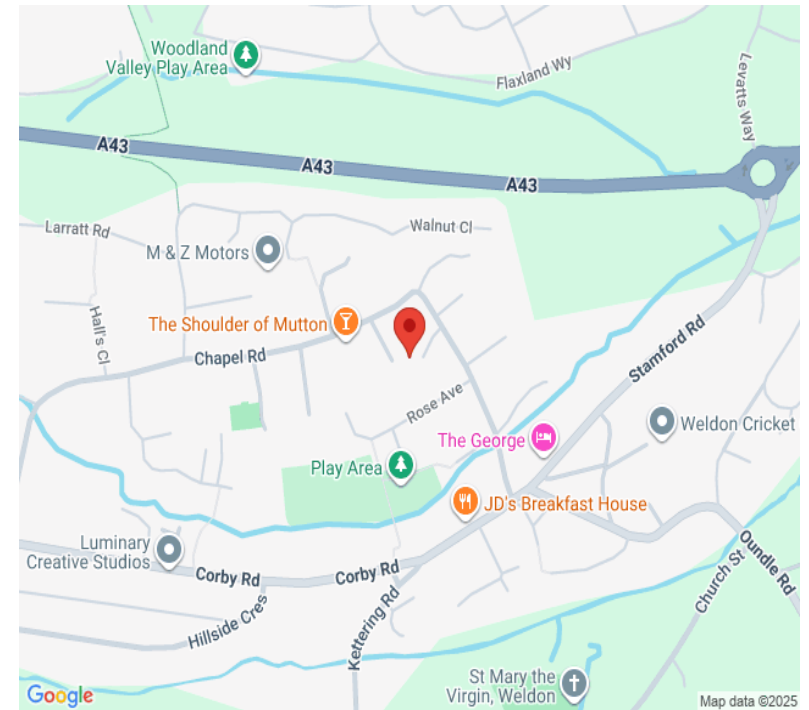
Shared block paved access into a private cul de sac. No onward chain
Conservation area

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Future and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.



Contact us today to arrange a viewing...

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