

528 Wellingborough Road  
Weston Favell



RICHARD  GREENER







# 528 Wellingborough Road

Weston Favell

£895,000

This outstanding three storey detached family house was constructed to a Tudor style in 2002 with a high specification interior further enhanced and remodelled by the present owners.

## Accommodation

Ground Floor: Entrance Hall | Reception Hall | Sitting Room | Cloakroom | Kitchen/Breakfast Room | Utility Room | Lounge | Boot Room | Study

First Floor: Landing | Master Bedroom Suite - Bedroom One | Shower Room Ensuite | Bedroom Two | Shower Room Ensuite | Bedroom Three | Bedroom Four | Bedroom Five | Family Bathroom

Second Floor: Bedroom Six/Studio

Outside: Garage | Rear Garden

**2,600 Square Feet**

**RICHARD  GREENER**

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## Description

This outstanding three storey detached family house was constructed to a Tudor style in 2002 with a high specification interior further enhanced and remodelled by the present owners to provide accommodation of approximately 2,600 square feet.

The interior includes three reception rooms, a superb 23 foot long open plan kitchen/breakfast room, utility and boot rooms as well as five bedrooms on the first floor with two suites and family bathroom and a studio/bedroom six on the second floor.

The property benefits from ample gated off road parking space, integral garage and the south facing rear garden has been landscaped to provide a high degree of privacy with sunny aspect lawns and a small party barn.



















## Outside

The house stands in a secluded location behind a walled front garden with electrically operated wrought iron gates on pillars giving access to the block paved driveway where there is ample parking and turning space in front of the house and garage. The garden is screened by a variety of mature shrubs and a tall Sycamore tree.

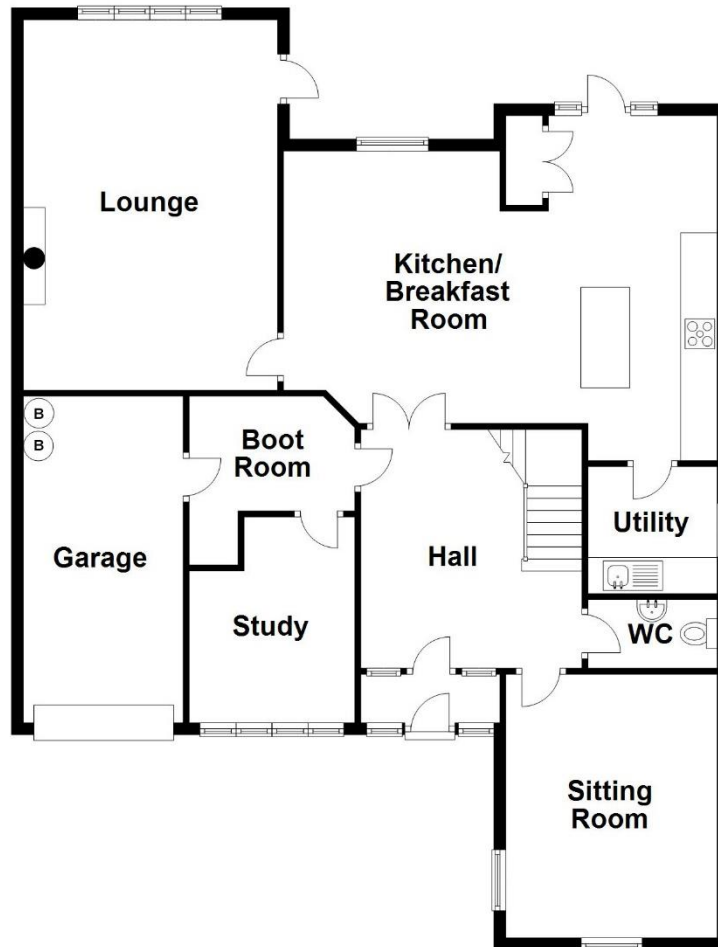
## Rear Garden

Exquisitely landscaped with a lime stone terrace leading from the rear of the house and leading onto the level lawn which is bounded by well stocked flower borders, close boarded fencing and brick walling. The garden faces in a southerly direction and at the far end there are steps down to a sunken terrace with a timber bridge leading to an open sided party barn constructed of timber. There is another barbeque logia and a timber garden store.

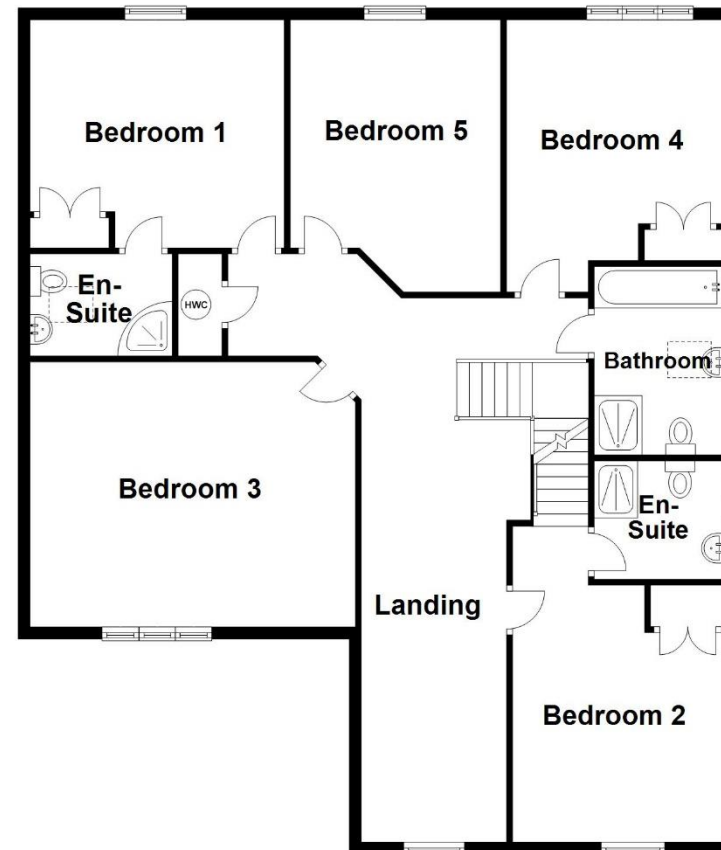




**Ground Floor**



**First Floor**



**Second Floor**



Not to scale. For illustrative purposes only





## Services

Main drainage, gas, water and electricity are connected. Central heating to the ground floor is through an underfloor system with radiator heating to the first floor from twin Vaillant gas fired boilers also providing domestic hot water.

## Council Tax

West Northamptonshire Council - Band G

## Local Amenities

The Riverside Retail Park is approximately one mile away, whilst The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex (offering a range of sporting facilities) and Weston Favell Health Centre and Pharmacy. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Academy in Booth Lane South with primary schooling at Weston Favell CE Primary School. Close proximity of Abington Park and access to the River Nene cycle way.

## How To Get There

From Northampton town centre proceed along the A4500 Wellingborough Road to Abington Park and at the traffic light and roundabout junction with Park Avenue North continue along the A4500 signposted towards Wellingborough with the park on the right hand side. At the next set of traffic lights continue straight on and the entrance to the house stands on the right hand side before the turning to Homefield Way.





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