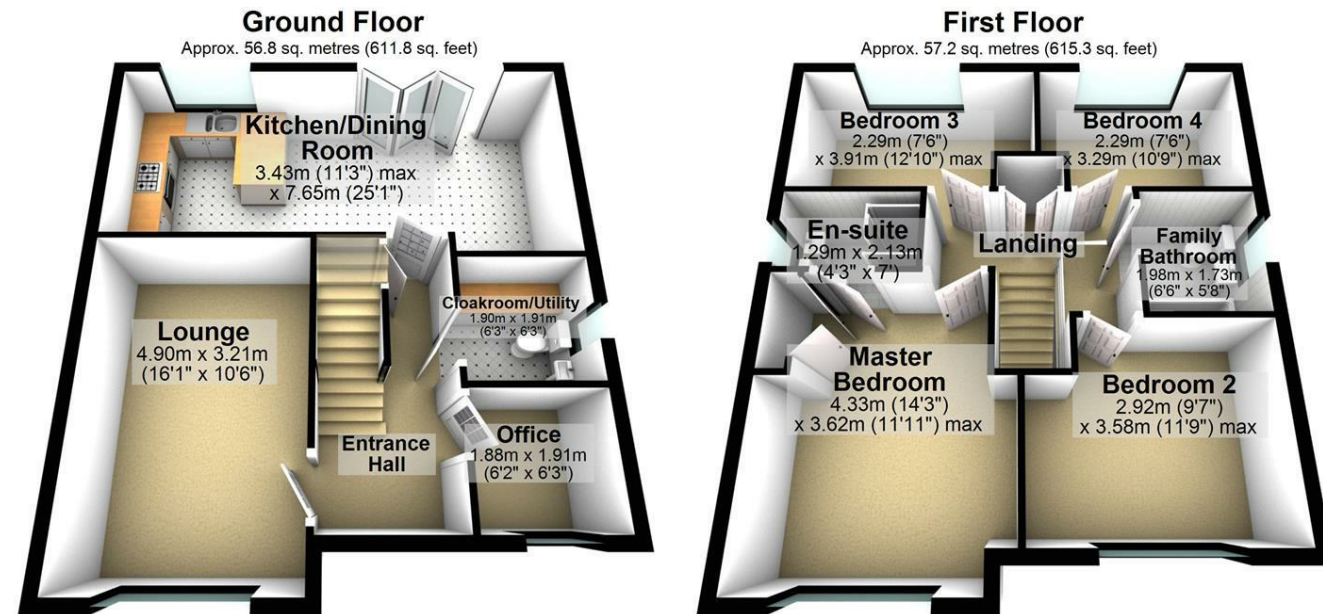




Total area: approx. 114.0 sq. metres (1227.0 sq. feet)



49 Cydonia Way, Stanton Cross, Wellingborough, NN8 1FW

£445,000

CHECK OUT THE POSITION OF THIS STUNNING 4 BEDROOM HOME. Located on the sought after Stanton Cross development is this fantastic home which was constructed by BOVIS homes only 18 months ago.

Located at the end of a small cul-de-sac which serves only 5 executive homes and number 49 boasts a rare plot over looking Stanton Cross Country Park with panoramic views. As you enter through the front door you immediately notice this home is presented in show home condition with an attractive karndean style floor which flows seamlessly throughout the ground floor. Further benefits include: Ground floor home office, spacious open plan kitchen/dining/family room with bi-fold doors onto the garden, 4 double bedrooms, with a large master bedroom with en-suite shower room, luxury kitchen with integrated appliances & quartz worktops, stylish and fully tiled family bathroom and first class floor coverings and interior decor throughout. To the front there is a driveway providing good off road parking in front of the single detached garage. The front is enclosed by post and rail fencing so not to disturb the beautiful views all around. To the rear is a lovely enclosed family garden which is laid to lawn with a patio area and secure gated side access. The rear garden does offer a good degree of privacy and with the bi-fold doors open it really does offer a great social space for parties and family gatherings.

Viewing really is the only way to appreciate this exceptional home and its special position, views, condition and size.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



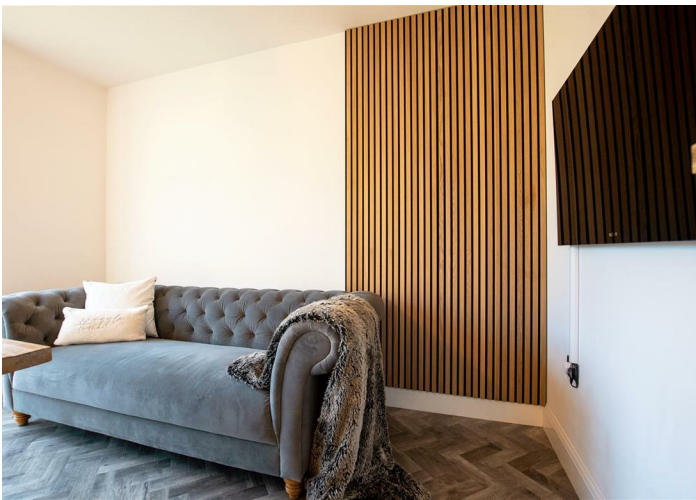
Entrance Hall  
Lounge  
16'1 x 10'6  
Office  
6'3 x 6'2  
Cloakroom/Utility Room  
6'3 x 6'3  
Open Plan Kitchen/Dining/Family  
25'1 x 11'3 max  
Landing  
Master Bedroom  
14'3 x 11'11 max narrowing to 10'6



En-Suite Shower Room  
7' x 4'3  
Bedroom 2  
11'9 max x 9'7  
Bedroom 3  
12'10 max narrowing to 10'9 x 7'6  
Bedroom 4  
10'9 max narrowing to 9'3 x 7'6  
Family Bathroom  
6'6 x 5'8



Tenure: Freehold  
Council Tax Band: E  
Viewing strictly by appointment with  
Hawksbys on 01933 724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.  
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.  
Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.  
AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.  
Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

