



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot Four Glebe Rise, Church Street, Weldon, Northamptonshire, NN17 3GX

£390,000

3 2 1



"Glebe Rise - A Brand New Rural Place to Live" Built by Granary Developments, this small residential enclave is situated towards the edge of Weldon on Church Street which neighbours onto countryside. These beautiful new build homes come with stunning well equipped kitchens, bathrooms with contemporary sanitary ware, oak internal doors, Luxury Vinyl Tiled flooring to the hallways, tiled flooring to the kitchen and bathrooms and carpets fitted throughout. Outside there are landscaped gardens, driveway and a garage (plot specific) including an EV charging point. The properties benefits from a modern designed air source heat pumps for lower utility costs with underfloor heating to the ground floor and radiators to the first floor. Each property is connected to BT Openreach superfast Fibre broadband. An exciting and well positioned development. Viewing by appointment.

Description: The accommodation at plot Four comprises a welcoming reception hall with stairs rising to the first floor landing and there is a guest WC situated off from the hall with an understairs storage cupboard. The living room features a central box bay window to the front elevation. The kitchen/dining room are exceptionally well equipped offering contemporary gloss doors to the base and eyeline fitted units with quartz stone work surfaces and upstands which are lit by under cabinet lighting. There is a breakfast bar and an extensive range of integrated appliances including a single fan assisted oven, combination microwave oven, extractor hood, induction hob, fridge, freezer, dishwasher and wine cooler. There is a ceramic tiled floor and bi-fold doors which lead onto the rear garden. The utility room continues with the same range of fitted units and quartz work surfaces and includes an integrated washing machine and an integrated tumble dryer. There is also doors access onto the rear garden. From the first floor landing there is an airing cupboard. There are four bedrooms with the master being dual aspect and benefitting from two bespoke wardrobes and an en-suite shower room which features contemporary sanitary ware including a double shower enclosure, WC and a wash hand basin, ceramic tiled floor and wall surrounds with a wall mounted mirror with demist heater, lighting and a shaver point The bathroom fittings and style choice follows on from the en-suite with the addition of a wash hand basin with vanity unit.

Outside: The frontage will be landscaped with shrubs. The rear garden is fully enclosed and comes with an extensive paved patio and a lawn. There is external lighting and electrical point. The block paved driveway provides tandem parking and access to the oversized single garage which comes with light and electric points.

Room Measurements:

Hallway 4.06m x 1.88m (13'4" x 6'2")

Living Room 5.87m x 3.1m (19'3" x 10'2")

Kitchen/Diner 6.86m x 3.96m (22'6" x 13'0")

Bedroom One 3.63m x 3.18m (11'11" x 10'5")

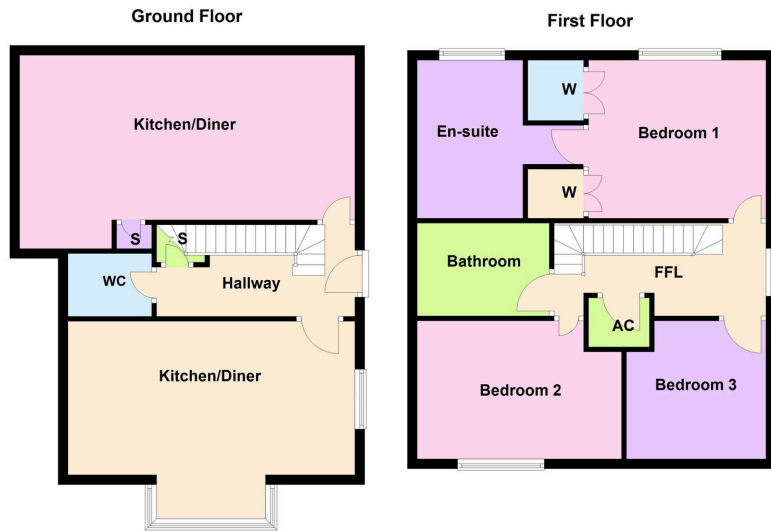
Ensuite 3.05m x 1.47m (10'0" x 4'10")

Bedroom Two 3.45m x 2.82m (11'4" x 9'3")

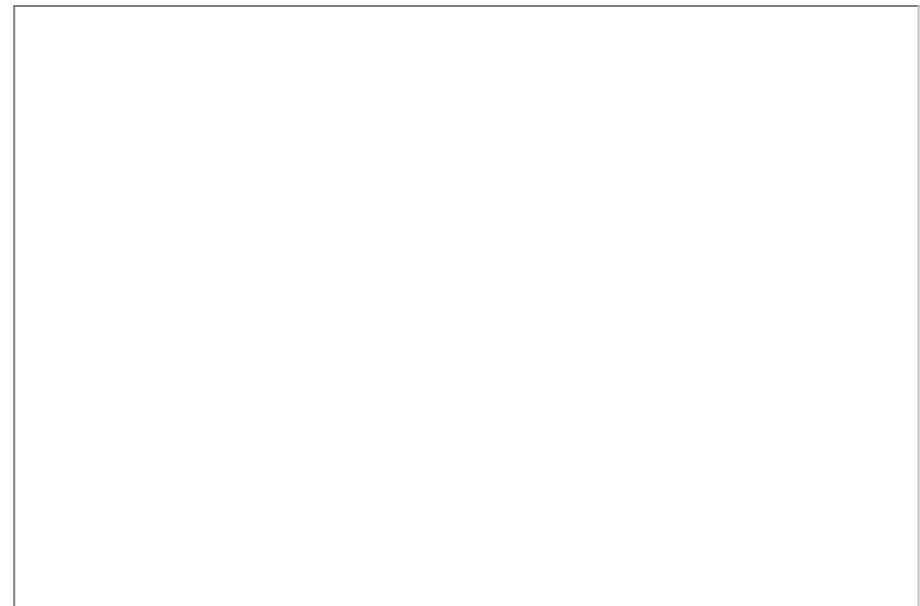
Bedroom Three 2.82m x 2.31m (9'3" x 7'7")

Bathroom 1.85m x 1.7m (6'1" x 5'7")





- Brand New Detached Home - 1127 Square Foot
- Contemporary Styled Bathroom and En-suite
- Air Heat Source Pump
- High Specification Kitchen with Quartz Worktops and Integrated Appliances
- Landscaped Plot - Block Paved Driveway
- Three bedrooms
- Fabulous Village Location
- Air Heat Source Pump
- Cat 6 Cabling Throughout with Data Points in Principal Rooms
- NHBC 10 Year Warranty



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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