



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bramblewood Road, Weldon, Northamptonshire, NN17 3ED

£450,000

4 2 3



"A Hidden Gem" Hidden in Plain sight! Occupying a prime plot which comes with a deep retained frontage, double width driveway, double detached garage and a deceptively sized rear garden which offers a good degree of privacy, this property offers fabulous scope to be something extra special. The accommodation comprises reception hall, guest WC, lounge, dining room, study, kitchen and a utility room while upstairs there is a family bathroom and four double sized bedrooms with a shower room en-suite to the master.

Description:

Nicely positioned on the edge of the Bramblewood Road development and facing onto a tree line which encloses the village allotments. Offering a well designed floor plan the accommodation comprises entrance porch leading to the airy reception hall with stairs rising to the first floor landing. There is a guest WC. There are three reception rooms including a living room which features an open fire and double doors which open into the dining room which features French doors which open onto the rear garden. There is a home office/study. The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds and floor. There is a built in double electric oven and a gas hob with extractor hood. The utility room provides access onto the rear garden, there is a fitted base units with work surfaces incorporating a sink with taps and ceramic tiled wall surrounds. There is plumbing and space for a washing machine (appliance not included). There is a wall mounted gas combination boiler. There is a spacious understairs storage cupboard. The first floor landing is spacious and airy and provides a storage cupboard. There are four double sized bedrooms with the master benefitting from a shower room en-suite. The family bathroom includes a side panel bath, separate shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. **Outside:** The plot is deceptively proportioned offering a deep lawn frontage with a retaining hedge. There is a double width driveway providing car parking and access to the double detached garage. There is side gated pedestrian access to the enclosed rear garden which offers a good degree of privacy. The garden is mainly laid to lawn with a paved patio area, there is a summer house and although currently planted, there is space to each side of the property which could be utilised for an extension (subject to planning consent) or garden studio

Room Measurements

Living Room - 4.65m x 3.71m (15'3" x 12'2")

Kitchen - 3.53m x 3.33m (11'7" x 10'11")

Dining Room - 3.12m x 2.95m (10'3" x 9'8")

Study - 2.92m x 2.21m (9'7" x 7'3")

Utility Room - 2.34m x 1.57m (7'8" x 5'2")

Bedroom One - 4.27m x 3.15m (14'0" x 10'4")

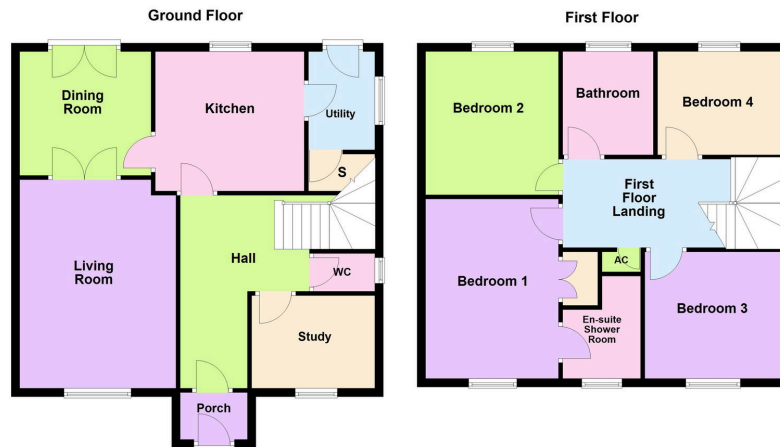
Ensuite - 2.44m x 1.85m (8'0" x 6'1") Max

Bedroom Two - 3.4m x 3.15m (11'2" x 10'4")

Bedroom Three - 3.35m x 3.28m (11'0" x 10'9")

Bedroom Four - 3.02m x 2.46m (9'11" x 8'1")





- Deceptively Large Plot
- Double Detached Garage and Driveway
- Four Bedrooms
- Lounge, Dining Room and Study
- Rear Garden Offers a Good degree of Privacy
- Scope and Potential to Improve
- Prime Corner Position
- Bathroom and Shower Room En-Suite
- Convenient for Local Amenities and Schooling
- Well Designed Family Home



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.

10 Spencer Court, Corby,
Northamptonshire, NN17 1NU

