



**HENDERSON
CONNELLAN**
ESTATE AGENTS

31 Garland Road, Weldon Park, Corby, Northamptonshire, NN17 3FN

£417,995

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“Deceptive Dimensions”

Better than brand new! This impressive detached property offers well planned family accommodation boasting five bedrooms and a principal bathroom while the main bedroom enjoys a spacious shower room en-suite. The light and airy interior provides a stylish finish with the ground floor accommodation comprising reception hall, dual aspect living room, guest WC, office/gym, utility and a fantastic open plan kitchen/dining/family room, smartly fitted and featuring two French doors opening onto the pretty landscaped rear garden. There is an oversized single garage and off road parking for three cars. The current owner has thoughtfully upgraded the original accommodation with many useful extras. A generous sized turnkey family home!

Description:

Built by Persimmon Homes, this well designed detached home provides comfortable living space combined with a stylish interior. The accommodation comprises reception hall with stairs rising to the first floor landing. There is an understairs storage cupboard and a guest WC situated off the hall. The attractive ceramic tiled polished floor extends throughout most of the ground floor including the hall, guest WC, kitchen/family room and utility. The living room is dual aspect and features a modern style gas fire providing a warming focus. There is a home office which could be utilised as a further reception room or gym.

The kitchen/dining/family room is a lovely light and airy room. The kitchen is fitted with a range of Shaker style units with work surfaces incorporating a single drainer sink with mixer tap, gas hob with extractor hood above, fitted eye line electric oven, integrated fridge/freezer, integrated dishwasher, polished tiled flooring and access to the rear garden via UPVC double glazed patio doors.

The utility is also fitted with matching kitchen units with work surfaces. There is space and plumbing for a washing machine and side door access to the rear garden and driveway.

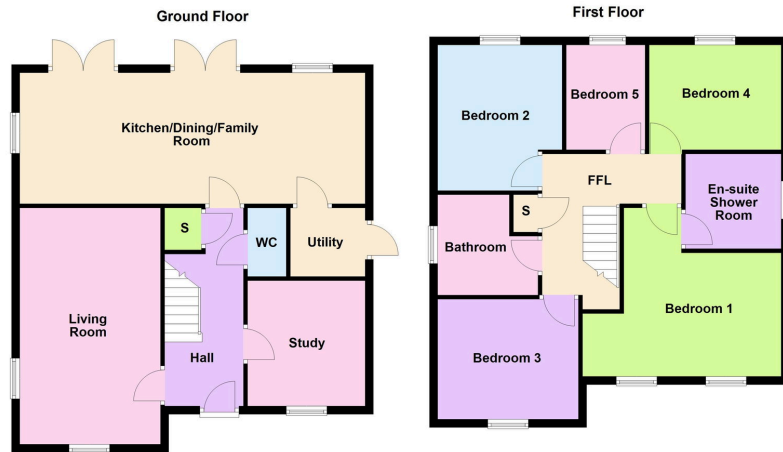
From the first floor landing there is a useful storage cupboard, with access to all the bedrooms and family bathroom which includes a side panel bath, separate shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Four of the five bedrooms are double in size while the main bedroom benefits from a spacious shower room en-suite which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds. The property benefits from individual ground floor/ first floor central heating controls and a gas fired central heating system.

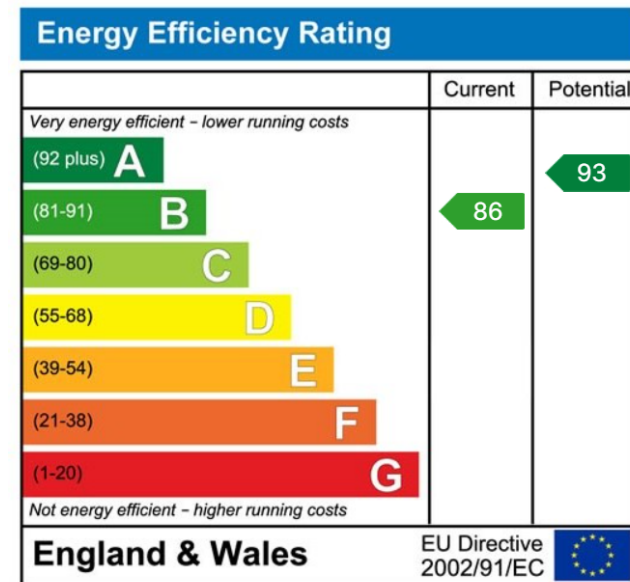
Outside:

The plot is well maintained and offers a driveway providing parking for two cars in addition to a further block paved parking space to the front. There is an oversized single garage which measures 19'7" x 11'6" and benefits from four double internal electrical sockets, lighting and consumer unit with spare capacity for additional MCB. There is an external electrical socket (granny charger) and there is also 20 mm cabling installed in preparation for a 7.5KW EV charger. There is external lighting, which extends from the front into the rear garden. The rear garden is well maintained and attractively landscaped to include two paved patio areas, neat lawn which is complemented by pretty planted borders. There is a water tap and external double socket.





- Kitchen/Dining/Family Room - 8.51m x 3.23m (27'11" x 10'7")
- Living Room - 5.82m x 3.48m (19'1" x 11'5")
- Study - 3.05m x 2.84m (10'0" x 9'4")
- Bedroom One - 4.9m x 3.02m (16'1" x 9'11") max
- En-suite Shower Room - 2.24m x 2.51m (7'4" x 8'3")
- Bedroom Two - 3.07m x 3.58m (10'1" x 11'9")
- Bedroom Three - 3.53m x 2.95m (11'7" x 9'8")
- Bedroom Four - 3.25m x 2.57m (10'8" x 8'5")
- Bedroom Five - 2.03m x 2.57m (6'8" x 8'5")
- Bathroom - 2.46m x 2.46m (8'1" x 8'1")



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

