



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Modern Beginnings”

This two-bedroom home is a first-time buyers dream. With a fantastic open plan layout, views over Stanton Cross Park to the rear and generous parking, this well-connected property is also walking distance to Wellingborough Train Station.

Cydonia Way,
Wellingborough,
NN8 1FW





Property Highlights

Occupying a fantastic spot on the Stanton Cross Development, the property is only stones throw from local play areas and green spaces. Stanton Cross Park, Playground and other communal spaces are within close proximity, and Wellingborough Train Station is less than a mile away, boasting a popular commuter link to London. The A45 and A509 are within close driving distance providing excellent travel links by car and Rushden Lakes is under a 10-minute drive away.

Entrance through the composite front door leads into the inviting Entrance Hall with timber effect vinyl flooring, a door into the ground floor WC and a door into the accommodation.

The ground floor accommodation boasts a fantastic open plan feel with a modern and contemporary kitchen expanding into a generous Living area. There is a timber effect vinyl floor in the kitchen area and the Living area is defined by the change to a carpet, with a useful understairs storage cupboard, stairs rising to the first floor and French doors and sidelight windows that look out onto the south facing garden and open green space beyond.

The fitted Kitchen features modern dark blue eye and base level units with timber effect roll-top work surfaces and matching upstands. There is LED lighting on the eye level units, a glass splashback above the hob, a stainless-steel sink and draining board and space and plumbing for a washing machine. The integrated appliances include a dishwasher, a fridge freezer, a low-level oven, and a four-ring gas hob with extractor hood. Ground floor WC featuring a low-level WC and a compact pedestal wash basin with a tiled splashback.

The stairs flow up to the first-floor landing with doors to the accommodation and a drop-down hatch to the loft. There are two double Bedrooms, both offering excellent proportions, while the Bedroom to the front boasts a fitted electric light/ceiling fan. The Bedroom to the rear features a useful over stairs storage cupboard, mirrored sliding wardrobes and a fantastic outlook to the rear over the neighbouring pond and open green space.

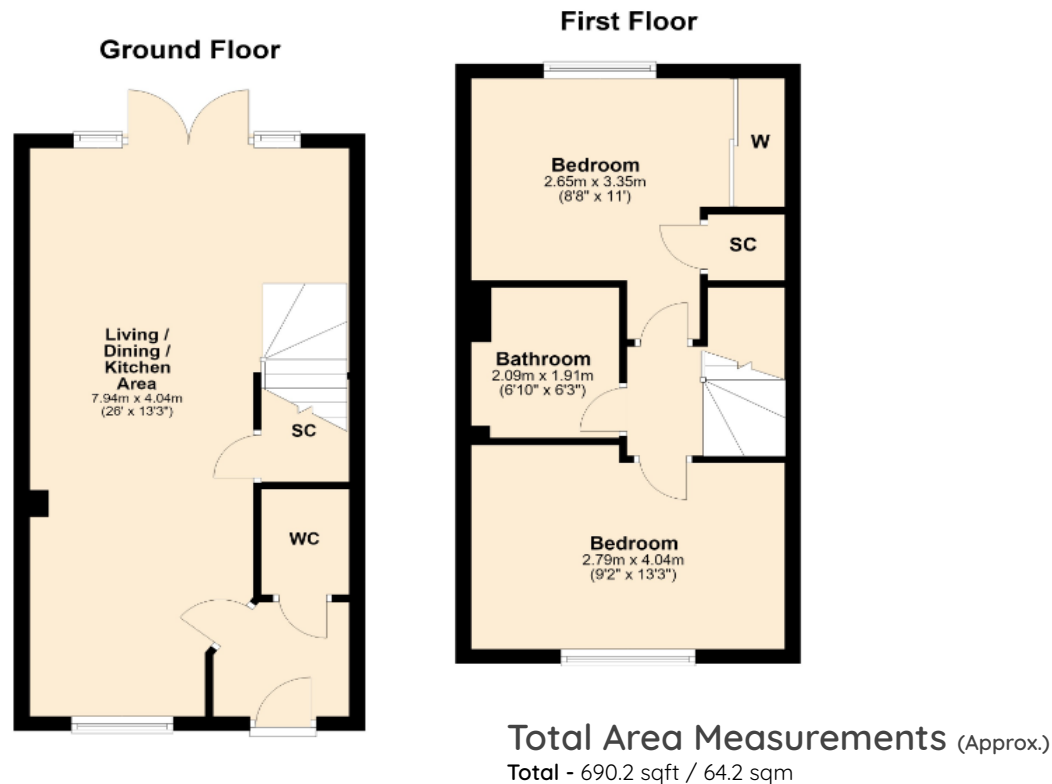
The modern and contemporary Bathroom comprises of ceramic tiled flooring and splashbacks, and a three-piece suite to include a low-level WC, a pedestal wash basin and a panel enclosed bath with a fitted shower screen and a thermostatic shower.



Outside

Tucked into a desirable cul-de-sac on the Stanton cross development, the property occupies an excellent position, providing an open aspect to the rear and ample parking. Just to the front of the property, there is an extensive carport providing covered parking and off-road parking in front for a further two vehicles. There is a small frontage to the property with a paved path to the front door and a low maintenance gravel area, while a path leads round the rear of the property with a secure gate into the rear of the garden.

The west facing rear Garden benefits from a wonderful private outlook and the perfect aspect to catch the sun throughout the day and into the late afternoon. Designed with low maintenance in mind, the Garden has been professionally landscaped with a paved patio by the property that is ideal for garden furniture, while steps lead down to a further patio with a timber pergola and ample space to entertain. There is an electric awning on the rear of the property, providing shade in the hotter months and fitted with LED lighting ready for late night alfresco dining. In addition to this there is an outside tap.



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

