



**HENDERSON
CONNELLAN**
ESTATE AGENTS

“Perfect Balance”

This well-proportioned three/four bedroom town house offers versatile accommodation with open plan living, generous proportions and is in a desirable position within the popular Stanton Cross Development, just a short walk from Wellingborough Train Station.



Driver Way
Wellingborough,
NN8 1FU





Property Highlights

Conveniently located in the heart of the desirable Stanton Cross Development, within a stone's throw of the well-renowned playground and park, and close walking distance of Wellingborough train station with a convenient commuter link to London. The A45 and A509 are also close by offering excellent travel links by car, with Rushden Lakes accessible by car in just over 10 minutes.

Entrance through the composite front door leads into the generously sized Entrance Hall, which is larger than you would expect with ceramic tiled flooring, doors to the ground floor accommodation and stairs that rise to the first floor.

The open plan Kitchen/Dining/Family Room is a generous space and offers a great degree of flexibility as it could be a large living/kitchen which would create four bedrooms upstairs, or you can use it for a dining/kitchen with a living room on the first floor. There is a seamless continuation of the ceramic tiled flooring from the entrance hall and a change to timber effect laminate flooring defines the living/dining area. There is a useful understairs storage cupboard, ample space to arrange furniture in a variety of ways, and French doors with sidelight windows bathe the room in natural light and provide access to the landscaped rear garden.

The fitted Kitchen includes eye and base level units with roll top work surfaces and matching upstand, a stainless steel one and a half bowl sink and draining board, and integrated appliances to include a low-level oven, a four ring gas hob with extractor hood, a fridge/freezer and a dishwasher.

Conveniently tucked away on the ground floor the dual-purpose Utility Room/WC benefits from ceramic tiled flooring, a window to the front elevation, additional storage in the fitted units, a roll top worksurface, space and plumbing for a washing machine (not included), and a two piece suite to include a low-level WC and a pedestal wash basin.

The stairs flow up to the First Floor which benefits from the living room, a bedroom and the family bathroom. The Living Room is a well-proportioned space with an abundance of natural light from the French doors, Juliet balcony and side light windows. There is ample space for living furniture and a media wall takes centre stage in the room with a recess for a tv and a bioethanol living flame fire.

The family bathroom features ceramic tiled flooring, tiled splashbacks and a three piece suite to include a low-level WC, an oversized pedestal wash basin and a panel enclosed bath with a fitted screen and a thermostatic shower over.

The stairs from the landing lead up to the Top Floor which benefits front an airing cupboard at the top of the stairs and two further bedrooms.

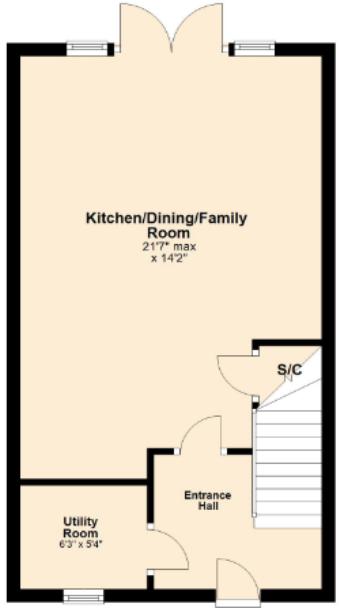
Three generously sized Bedrooms, with the potential for a fourth bedroom if desired. The third bedroom is located on the first floor and makes for an excellent work from home space, while on the top floor there is bedroom two and the principal bedroom. The Principal Bedroom is an excellent sized room with ample space for furniture and there is a modern en suite shower room. The En Suite benefits from ceramic tiled flooring, tiled splashbacks and a three piece suite to include a low-level WC, a wash basin and an oversized shower enclosure with a thermostatic shower.

Outside

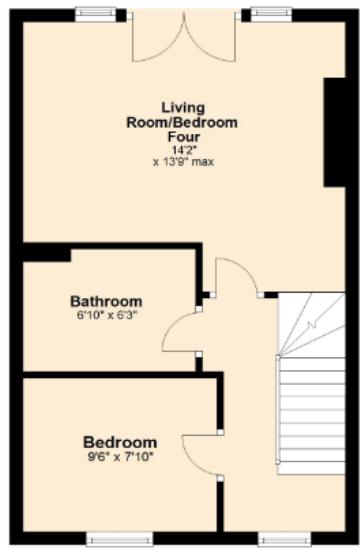
There is a neat forecourt to the front of the property with an enclosing iron railing to the front. A paved path flows past the bark chipped and planted area and leads to the front door with a covering storm porch.

The rear garden has been professionally landscaped with low-maintenance in mind. There is a porcelain tiled patio with covering pergola by the property, an artificial lawn, and a deck entertaining area to the rear of the garden, housing the compact timber shed. A paved path flows down the garden to the secure gate at the rear that leads to the two allocated off road parking spaces.

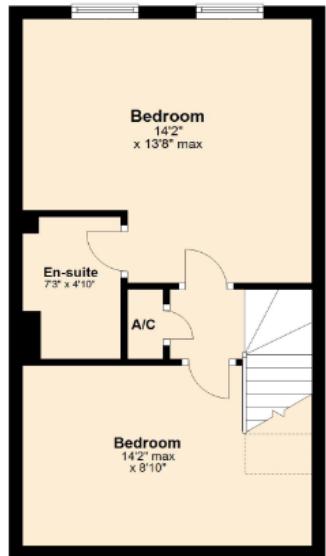
Ground Floor



First Floor



Second Floor



Total Area Measurements (Approx.)

Total - 1,181.60 sqft / 109.77 sqm



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