



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Perfect Positioning"

This stunning four-bedroom detached Home is perfectly situated on a desirable corner position, boasting open green space just steps away. Inside and out, it showcases a high standard of finish, with generous proportions and a sleek, modern open-plan layout.



Pinnels Road,
Wellingborough,
NN8 6BF



Property Highlights

Built by Barratt Homes in 2024, the Property occupies an excellent position within the Glendale Park development. The A509 is nearby, providing easy access, and Wellingborough Town is just a short drive away. The popular Rushden Lakes can be reached in around 15 minutes, and Wellingborough train station is just over a 10-minute drive, offering an excellent commuter rail link to London.

Entrance through the composite front door leads into the Entrance Hall, which is larger than you would expect, with an attractive "Amtico" floor, a useful storage cupboard for coats and shoes, and stairs rising to the first floor.

Generously sized Living Room, naturally light from the window to the front elevation with high quality fitted a carpet and ample space to arrange furniture how you wish.

Stunning open plan Kitchen/Dining/Family Room boasting a desirable modern open plan layout. There is ample space for versatility with furniture and the room naturally lends itself as an excellent entertaining space. There is a seamless continuation of the "Amtico" floor from the Entrance Hall, and an abundance of natural light from the window and double doors with sidelight window to the rear Garden.

The fitted Kitchen includes contemporary eye and base level units with a roll-top work surface, and a breakfast bar, ideal for entertaining while cooking. There is a stainless steel one and a half bowl sink and draining board by the window which provides a pleasant outlook over the Garden and there is an array of integrated appliances to include a fridge/freezer, a dishwasher, a low-level oven, a four-ring gas hob and a chimney style extractor hood.

Utility Room, including the "Amtico" floor, eye level units, worktop space, and there is space and plumbing for two under counter appliances (available under separate negotiation). In addition to this there is a cupboard housing the modern 'Ideal Logic' boiler, an opening to the kitchen, and a glass and composite side door that leads directly out to the driveway.

Ground floor WC, featuring "Amtico" flooring and a two-piece suite, including a low-level WC and a compact pedestal wash hand basin.

Ground floor Office providing an excellent work-from-home space with scenic views of the green space to the front elevation, while also offering the flexibility to be used as a playroom if needed.

Stairs flow up to the first floor Landing which incorporates the Airing Cupboard, a hatch to the Loft and doors to the first floor accommodation.

Four Bedrooms, all of which are double rooms. The Principal Bedroom is an impressive space offering excellent proportions, with green space views to the front elevation and an en suite Shower Room. The modern en suite boasts stone-effect vinyl flooring, grey tiled walls to dado height, a radiator, and a three-piece suite, including a low-level WC, a wash basin, and an oversized shower enclosure with a thermostatic shower.

Contemporary family Bathroom, in excellent condition and comprising of a stone effect vinyl floor, a radiator, a window to the rear elevation and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with fitted shower screen and a thermostatic shower over.

Oversized detached Garage measuring 21' x 10'05" and benefitting from lighting, power sockets and a manual up and over door to the front.

Estate charge of approx. £300 per annum, although this is not currently charged. This charge will apply once the sale of the communal green spaces, play areas and footpaths have completed to the Management Company.



Outside

The Property is situated in a private corner position overlooking green space, offering both privacy and a pleasant outlook. The front of the Property is neatly presented, featuring a bark-planted flower bed and a well-kept lawn on either side of the paved path leading to the front door, which is covered by a storm porch. A block-paved driveway runs alongside the Property, providing off-road parking for two to three vehicles, with a secure timber gate leading to the rear Garden. The oversized Garage features a manual up-and-over door and offers space for a modern vehicle as well as additional storage.

The South-Facing rear Garden offers plenty of sunlight throughout the day. It is predominantly laid to lawn, providing an open and versatile space suitable for a range of uses, from children's play to relaxing outdoors. A timber shed is positioned within the Garden, offering convenient storage for tools, equipment, or outdoor furniture, and a paved path runs along the rear of the Property, offering easy side access from the secure timber gate.



Total Area Measurements (Approx.)

Total - 1,492.9 sqft / 138.69 sqm



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

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