

“Move-in Ready”



**HENDERSON  
CONNELLAN**

ESTATE AGENTS



## “Move-in Ready”

With a touch of elegance throughout, this beautifully presented two bedroom semi detached Property offers upgraded light switch fittings and newly decorated interiors. It's a great opportunity to move straight in.

## Property Highlights

Situated in a popular residential area of Wellingborough within a stone's throw away from Warwick Academy, the A45 is close by providing excellent travel links by car to the A509, A14 and M1, and the popular Rushden Lakes is accessible car in approximately 10 minutes. Wellingborough train station is a short drive away and boasts a popular commuter rail link to London.

Benefiting from solar thermal panels fitted to the roof, helping to reduce utility bills.

Entrance through the uPVC front door leads into the Entrance Hall, with a window to the side elevation, engineered timber flooring, a useful storage cupboard for shoes, and stairs rising to the first floor Landing. Well-proportioned Living/Dining room with windows to the front and rear elevations, allowing an abundance of natural light. The room boasts a feature fireplace with a cast iron woodburner, tiled hearth and timber mantelpiece, luxury vinyl flooring, and a door leading to the Entrance Hall.

Fitted Kitchen featuring metro tiled splashbacks, additional under-stairs storage, and a stable-style door leading to the rear Garden. The Kitchen includes eye and base-level units, roll-top work surfaces, a one and a half bowl stainless steel sink with draining board, and a freestanding electric oven with a four-ring induction hob. There is space and plumbing for a freestanding under-counter washing machine (not included) and a fridge/freezer, which is included.

The stairs rise to the first floor Landing which is naturally light from the window to the side elevation. There are timber doors into the Bedrooms and a drop-down hatch to the Loft, which is part boarded and houses the modern boiler on the gable end wall.

Two double Bedrooms, both of which are generously sized. The Principal Bedroom includes an over-the-stairs storage cupboard, currently used as a wardrobe, while bedroom Two features a window to the rear elevation and houses the airing cupboard.

Modern family Bathroom featuring newly fitted luxury vinyl flooring, ceramic-tiled walls, a window to the rear elevation, a chrome heated radiator, and a modern three-piece suite, including a low-level WC, a pedestal wash-hand basin, and a panel-enclosed P-shaped bath with a thermostatic rainfall shower.

## Outside

Located in a sought-after area of Wellingborough, this Home offers an inviting front Garden with a raised gravel driveway, providing off-road parking for one vehicle. Paved steps lead to the front door, with a stylish raised slate area, while a neatly trimmed hedgerow provides a sense of privacy. The front is beautifully enclosed by a combination of greenery, fencing, and secure gated access. Additionally, there is secure gated access along one side of the Property for providing access to the rear garden.

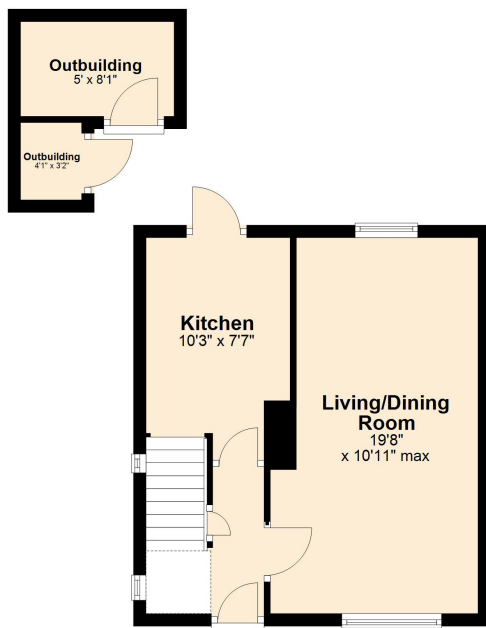
The generously sized rear Garden features steps leading down from the back door onto a timber deck area, with further steps extending to the rear of the Garden. A well-kept lawn flows along either side of a central pathway. Additionally, there's a metal shed and two outbuildings, one of which is equipped with power and lighting. A patio area to the side of the Property provides an ideal spot for additional seating.



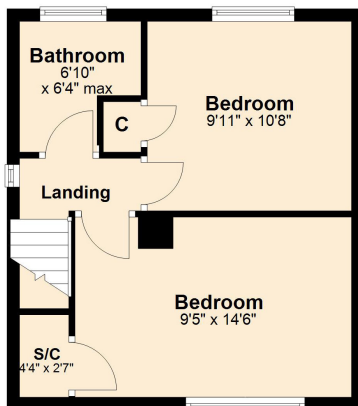
Dulley Avenue,  
Wellingborough,  
NN8 2PR



## Ground Floor



## First Floor



## Total Area Measurements (Approx.)

739 sqft / 68.65 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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