

HENDERSON CONNELLAN

ESTATE AGENTS



“Bespoke Family Living”

Nestled within the desirable Pine Trees Development in Irthlingborough, this unique, one-off built property offers a versatile and spacious layout, perfect for modern family life, with a high-quality finish throughout.



Ebbw Vale Road,
Irthlingborough,
NN9 5YD













Property Highlights

Situated in a prominent position on the desirable Pine Trees development in Irthlingborough, this unique bespoke property offers excellent access to local amenities and is perfectly placed for commuter links. The A6/A45 are easily accessible, and Wellingborough Train Station is approximately a 10-minute drive, offering a fast rail link to London in approx. 50-minutes. Furthermore, the vibrant Rushden Lakes retail and leisure park is within walking distance.

The property was built alongside one other bespoke home, on a select plot in Irthlingborough. Designed with flexibility in mind, the unique layout offers versatile accommodation finished to a high standard throughout and is offered for sale with no chain.

Entrance through the composite and glass front door leads into the inviting Entrance Hall, which is larger than you would expect with excellent proportions. There is a timber effect laminate floor, ample natural light from the sidelight window and tall window over the stairs, and solid oak fire doors into the accommodation.

There is a generously sized Living/Dining Room, beautifully light from the window to the front elevation and French doors to the rear garden. There is a unique layout providing a great deal of flexibility with the design and provisions in place for a wall mounted TV (TV not included).

The contemporary Kitchen/Breakfast Room has a high quality finish and benefits from a window to the rear, a glass panelled door to the garden and a solid oak door into the utility room. There is a ceramic tiled floor, ample space for a breakfast table and chairs, and the close proximity of the garage could make for a wonderful conversion to create an impressive open plan kitchen/living space if desired (subject to relevant regulations and consent).

Property Highlights

The fitted kitchen includes an array of two-tone eye and base level units, squared edge worktops with matching upstand and a glass splashback over the hob. There is a composite one and a half bowl sink and draining board, and integrated appliances to include a double oven, a four-ring gas hob with an extractor hood and a dishwasher.

The separate Utility Room benefits from a continuation of the ceramic tiled floor from the kitchen and boasts a window to the rear, an internal door to the garage and additional fitted units, a worktop and space and plumbing for a washing machine (not included).

Ground floor WC, with a generous width, a window to the front elevation, a chrome heated towel radiator and a two-piece suite to include a low-level WC with a concealed cistern and a floating style wash basin with a fitted mirror above.

The stairs flow up to the most impressive Landing, beautifully light from a tall feature window to the front. There are oak doors to the first floor accommodation, a generous airing cupboard and further stairs to the top floor.

The first floor Bathroom boasts a fantastic finish with solid marble flooring, a window to the front elevation and a chrome heated towel radiator. There is a three piece suite to include a freestanding bath with tall separate tap and handheld shower attachment, a WC and a floating style wash basin with metro tiled splashback and a large, fitted mirror above.

There are five fantastic sized double bedrooms spread over the first and top floor. There are three located on the first floor, all with solid oak fire doors and an abundance of natural light. The Principal Bedroom is on the first floor and boasts excellent proportions with two windows to the rear and an en suite shower room. The En Suite features ceramic tiled flooring, LED downlights, a chrome heated towel radiator and a three piece suite to include an oversized shower enclosure with a rainwater style shower head and handheld attachment, a low-level WC with a concealed cistern and a floating style wash basin. There are two further double bedrooms on the top floor, both of which include extensive eaves storage and Velux windows in addition to the traditional windows on the side elevations.

The top floor Bathroom includes ceramic tiled flooring with recessed LED floor lighting, a Velux window and a three piece suite to include a low-level WC, a wash basin and a tile enclosed bath.

Oversized integral single Garage with a remote operated electric roller door to the front and an internal pedestrian door from the utility room. The garage was built with an insulated floor in readiness for future conversion. There is also lighting and power sockets.

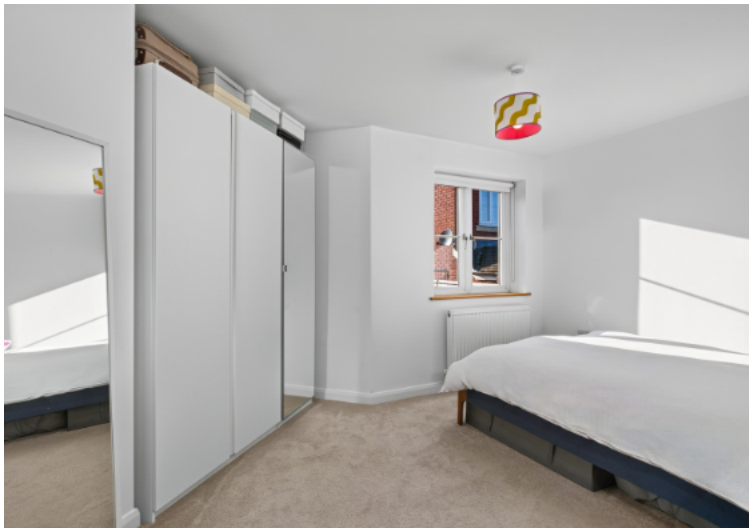










The Grounds

The property occupies a prominent position on the desirable street and offers a unique bespoke design. There is a block paved driveway that flows from the road providing off road parking for two to three vehicles and access into the garage. A raised planted border sits to one side while on the other side there is gated access down the side of the property.

The West facing rear garden benefits from a private outlook and has been designed with low maintenance in mind. There is a porcelain paved patio by the property providing an excellent entertaining space while steps lead up to the lawn area. There is secure gated access down one side of the property, external lighting and an outside tap.









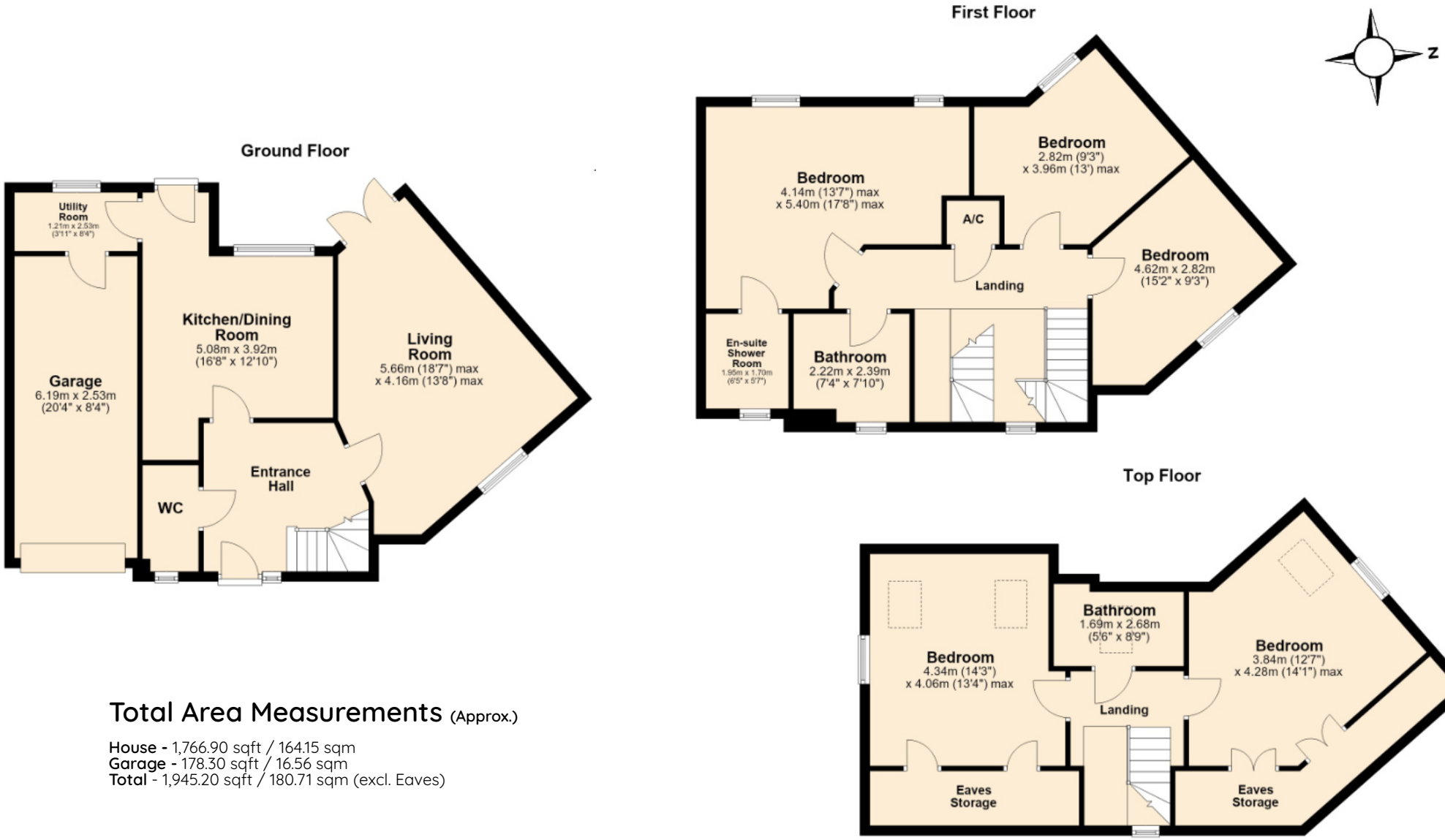












Total Area Measurements (Approx.)

House - 1,766.90 sqft / 164.15 sqm
Garage - 178.30 sqft / 16.56 sqm
Total - 1,945.20 sqft / 180.71 sqm (excl. Eaves)

*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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