

BELVOIR!

HILLSIDE CRESCENT, WELDON, CORBY, NN17 3HG

OFFERS OVER £400,000 FREEHOLD

COUNCIL TAX D





This impressive four double bedroom detached residence is set within the popular village of Weldon & is a short walk from Weldon Woodland Park. A theme of space & light flows throughout the property from the internal hall to the loft conversion.

As you approach this wonderful family residence you are greeted by a large block paved frontage which provides off road parking for several vehicles. The ground floor provides two reception rooms, with the lounge enjoying a feature fireplace & dual aspect windows & sliding door into the garden from the dining room. The fitted kitchen is perfect for any keen cook with ample cupboards and work surfaces, with a larger than average utility with plumbing for both washing machine & American style fridge/freezer. A cloakroom & entrance porch are also enjoyed to the ground floor.

Off the first floor gallery landing you will find four double bedrooms with the master benefitting from a spacious en suite bathroom complete with double shower enclosure & panelled bath. A classic four piece family bathroom complements the spacious bedrooms. The loft has been fully converted to offer a versatile room which has been utilised for many different purposes by the current owners over the years. In addition to the block paved drive this fantastic residence enjoys an integrated garage with power & light to the front, while the rear garden benefits from a brick built outbuilding, raised lawn & spacious patio, perfect for entertaining friends & family all year round.

Viewing is advised to fully appreciate the spacious accommodation this family home has to offer.

EPC Rating D



ENTRANCE PORCH 6' 3" x 5' 7" (1.92m x 1.72m) Double glazed door to front, double glazed window to front, vinyl to flooring, radiator.

CLOAKROOM 6' 4" x 5' 9" (1.94m x 1.77m) Double glazed window to front, pedestal wash hand basin, low level WC, radiator, vinyl to flooring.

INTERNAL HALL 11' 9" x 8' 8" (3.59m x 2.66m) Vinyl to flooring, under stairs cupboard, internet point, radiator, stairs rising to first floor.

LOUNGE 19' 1" x 11' 7" (5.82m x 3.55m) Double glazed window to front and side, feature fireplace, carpet to flooring, two radiators, telephone point, TV point.

DINING ROOM 11' 8" x 10' 4" (3.56m x 3.17m) Double glazed sliding doors to rear, laminate to flooring, radiator.

KITCHEN 11' 8" x 9' 10" (3.58m x 3.m) Double glazed window to rear. Kitchen comprising of wall and base units, marble effect work surfaces over, halogen four ring hob, integrated electric oven, plastic bowl & half sink with drainer, tiled splashbacks, tiled flooring.

UTILITY ROOM 9' 5" x 9' 1" (2.89m x 2.79m) Double glazed window to rear, door to side, plumbing for washing machine, space for fridge/freezer and dishwasher, tiled splashbacks, tiled flooring, access into garage.

FIRST FLOOR LANDING Gallery landing, carpet to flooring, radiator.

BEDROOM ONE 19' 1" x 11' 8" (5.82m x 3.56m) Double glazed window to front and side, laminate to flooring, radiator.



EN SUITE 9' 5" x 6' 3" (2.88m x 1.92m) Double glazed window to front, double shower enclosure, panelled bath, wash hand basin set into vanity unit, low level WC, fully tiled walls, tiled flooring, radiator, extractor fan.

BEDROOM TWO 11' 8" x 10' 5" (3.57m x 3.18m) Double glazed window to rear, laminate to flooring, radiator.

BEDROOM THREE 11' 10" x 9' 10" (3.61m x 3.02m) Double glazed window to rear, carpet to flooring, radiator.

BEDROOM FOUR 11' 9" x 8' 10" (3.59m x 2.70m) Double glazed window to front and side, carpet to flooring, airing cupboard, radiator.

BATHROOM 9' 5" x 9' 5" (2.89m x 2.88m) Double glazed window to rear, single shower enclosure, panelled bath with telephone attachment, low level WC, wash hand basin set into vanity unit, heated towel rail, fully tiled walls, tiled flooring, extractor fan.

SECOND FLOOR LANDING Velux window to rear, carpet to flooring.

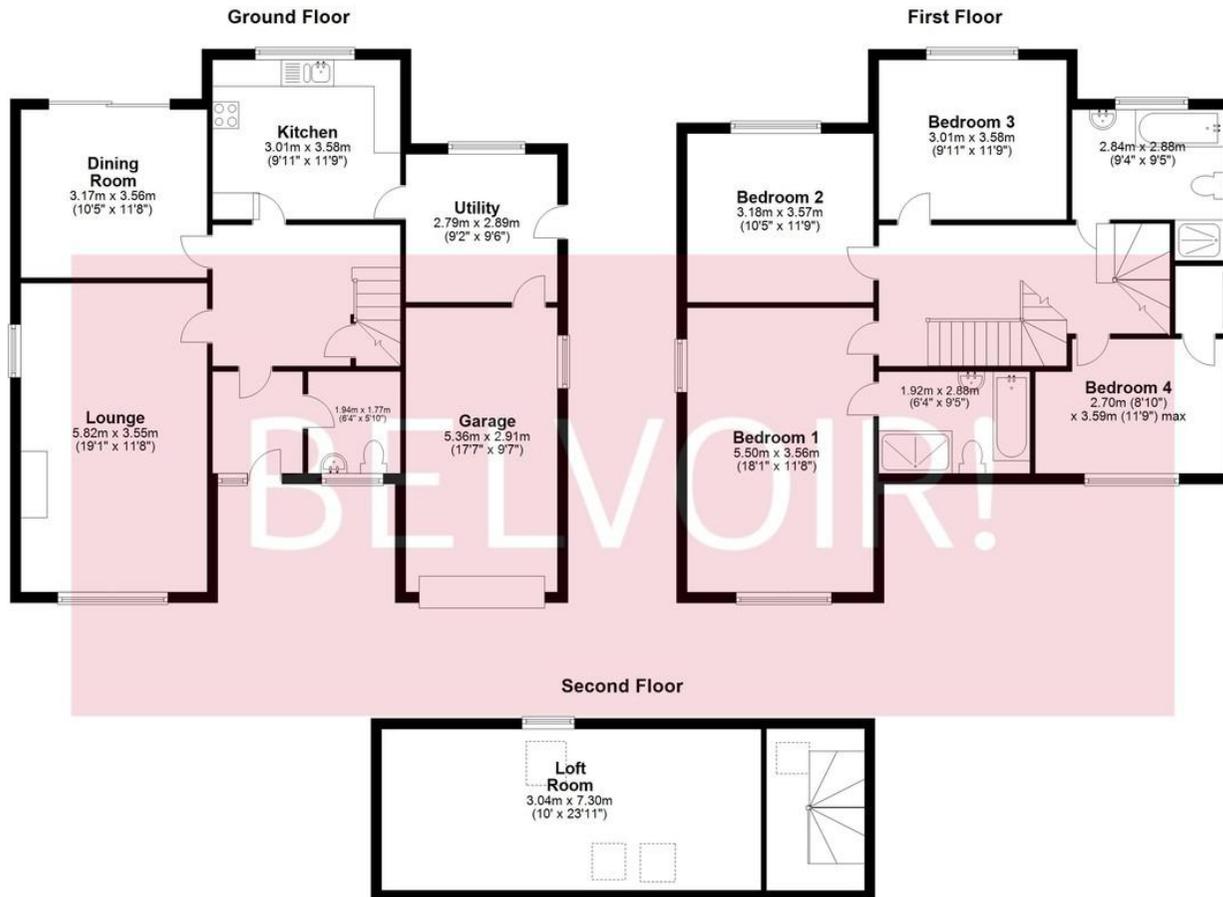
LOFT EXTENSION 23' 11" x 10' 7" (7.3m x 3.25m) Four Velux windows to front and rear, carpet to flooring, chrome fittings, eaves storage.

GARAGE 17' 7" x 9' 6" (5.36m x 2.91m) Double glazed window to side, roller door to front, power and lighting.

EXTERNAL Front - Walled frontage, side access, block paved driveway, parking for several vehicles.

Rear - Brick built outbuilding to rear with power connected, raised lawn, blocked paved patio, side access, wooden shed, access to rear.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

