

“Convenient Living”



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Benefitting from extended accommodation, a single garage with an electric remote operated door and solar panels on the roof, this two bedroom semi-detached Bungalow offers a conveniently lifestyle and a desirable location.

## Property Highlights

- Located in a desirable cul-de-sac just off Westminster Road with amenities close by. The A509 and A45 are just short drive away providing excellent travel links by car.
- Entrance through the composite and glass panelled door leads into the Entrance Hall with two useful storage cupboards and the airing cupboard housing the modern gas-fired Worcester combi boiler.
- Generously sized Living Room, naturally light from the sliding patio doors to the rear Garden, and with a feature brick fireplace with an electric fire as the focal point in the room.
- Modern Kitchen, extended with an arch through to an open plan Dining Room. There is a window to the side elevation, ceramic tiled flooring and a shaker style Kitchen with roll top work surfaces, a one and a half bowl stainless steel sink, a high-level oven, an electric hob with an extractor hood over, and space and plumbing for a washing machine (not included).
- The extended Dining Room provides a modern open plan layout with a great deal of versatility. There is an open archway from the Kitchen, a window to the side elevation and a glass panelled door to the Garden.
- Two double Bedrooms, the Principal Bedroom including sliding mirrored wardrobes and both Bedrooms feature a pleasant outlook to the front elevation.
- Refitted Wet Room with a waterproof membrane floor, ceramic tiled walls, a window to the side elevation, a low-level WC, a wall mounted wash hand basin and a Mira Advance electric shower.
- Detached single Garage, with a remote operated electric roller door to the front and benefitting from having light and power sockets.
- Solar panels fitted to the roof with over 9 years remaining on the lease. Whilst generating electricity the solar panels provide free electricity, helping to reduce utility bills.



Churchill Avenue,  
Wellingborough,  
NN8 5YG

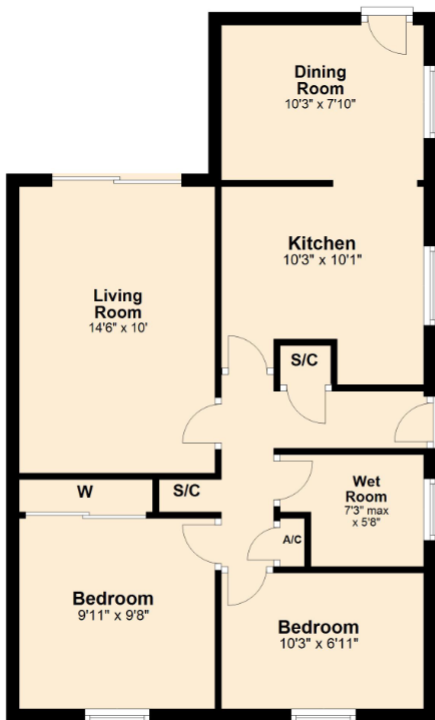
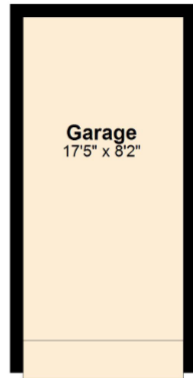


## Outside

The Property occupies an excellent position on the Street with a pleasant outlook to the front. There is a low-maintenance front enclosed by a low-level red brick wall, with a main gravelled area, an array of mature plantings, and a hard standing and paved driveway providing off road parking and flowing down the side of the Property to the front door and detached single Garage beyond. The beautifully maintained rear Garden boasts a private outlook and has been lovingly kept. There is a small, paved section by the Property, a lawn with surrounding well-stocked planted borders and a timber summerhouse takes centre stage in the far corner of the Garden.

# Floorplan

Ground Floor



**Total Area Measurements** (Approx.)  
Total (inc. Garage) - 769.80 sqft / 71.52 sqm



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