

“Creative Flow”



**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Creative Flow”

With a unique and versatile layout, this wonderful family Home offers an individual design, a great degree of flexibility and is nestled into an extremely desirable village location.



Brookside,
Stanwick,
NN9 6PW





Property Highlights

Situated in the heart of the desirable village of Stanwick with the local amenities close by. There are excellent travel links by car, with the A45 providing easy access to the A14, M1 and A6, and Wellingborough Train Station is less than a 15-minute drive away with a popular commuter rail link to London.

Entrance through the uPVC front door leads into the generous Entrance Hall, with a fitted coir mat by the front door, ample space for coat or shoe storage, a door into the Utility/WC and stairs rising to the ground floor accommodation.

Situated just off the Entrance Hall is the Utility Room/WC featuring ceramic tiled flooring, a window to the side elevation, a low-level WC, a pedestal wash hand basin, and space and plumbing for a washing machine and tumble dryer (appliances not included). In addition to this, the Utility Room/WC houses the modern and recently upgraded Worcester combi boiler.

The stairs flow up from the Entrance Hall to the ground floor accommodation with a wonderful aspect through the double glass doors of the Dining Room and to the Garden beyond.

Generously sized Living Room with natural light flowing in from the French doors to the Garden and the window to the side elevation. There is a fantastic 'Aarrow' inset multi-fuel burner with a solid granite hearth and surround, creating a wonderful cosy room in the winter months.

Well-proportioned Kitchen/Breakfast Room featuring ceramic tiled flooring, ample space for a breakfast table and chairs, a door to the rear Garden, and windows on the side and rear elevation making for a naturally light room. The fitted Kitchen includes shaker style eye and base level units, roll top work surfaces with a tiled splashback, a ceramic sink and draining board, and space and plumbing for an under counter dishwasher and tall fridge/freezer (appliances not included). In addition to this, there is under counter and pelmet lighting, a high-level 'Bosch' double oven, and a 'NEFF' four ring gas hob with extractor hood over.



Property Highlights

Formal Dining Room, remodelled by the current owners to provide a pleasant open plan feel from the Hall. There are timber and glass panelled doors from the Hall, ceramic tiled flooring and although currently used as a dining room, there is the possibility to be used for other uses, or even knocked through to the Kitchen to create a popular open plan space (subject to relevant consent).

Fantastic Office with timber effect laminate flooring and a generous Velux window in the ceiling. The room is larger than you would expect for an office and boasts a great degree of versatility as it could be used as a music room, further reception room, or an additional bedroom if required.

The stairs dogleg up from the Entrance with a split-level landing and a generous window providing an excellent open outlook to the front. On the split-level Landing there is access to the family Bathroom and the stairs continue up to the first floor accommodation.

Family Bathroom featuring recessed downlights in the ceiling, a window to the side elevation, ceramic tiled floor and walls, a chrome heated towel radiator, and a three piece suite to include a low-level WC and wash hand basin built into a useful storage/ vanity unit and a 'P' shaped bath with a fitted shower screen and electric 'Mira Sport' shower.

Four Bedrooms, all of which benefit from a pleasant outlook to the rear over the Garden. Bedrooms Two, Three and Four all benefit from generous built-in wardrobes and the Principal Bedroom includes an en suite Shower Room with a timber effect laminate floor, a window to the front elevation, a pedestal wash hand basin and a shower enclosure with an electric 'Mira Sport' shower.

Double Garage, larger than you would expect with two manual up and over doors to the front, additional storage space in the vaulted ceiling and with lighting and electric sockets.



Outside

The Property occupies a desirable position in exclusive cul de sac of just four similar executive family homes. There is a driveway that meanders up from Brookside with off road parking for several vehicles, whilst also extending down the side of the Property, providing ample space to store a caravan or motorhome if required. Two manual up and over doors allow access to the Garage, whilst steps flow up to the front door. There is a path and secure gated access down both sides of the Property and there is a deep, well-stocked planted rockery at the front with well maintained and established plantings, providing a good degree of privacy.

The South facing rear Garden features a private outlook and a period feel from the ironstone wall to the rear and is perfectly positioned to catch the sun all day. There is a paved patio located by the French doors of the living and a brick and stone low-level wall with steps that retained the deep beautifully stocked planted borders and lawn beyond. Sit on one side of the Garden is the timber shed and greenhouse, whilst on the other side is the professionally installed Outbuilding/Studio, which is fully insulated with uPVC and windows and door, and with lighting and power.

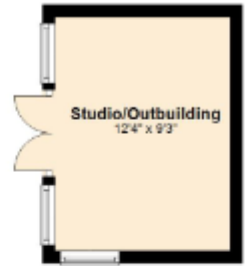




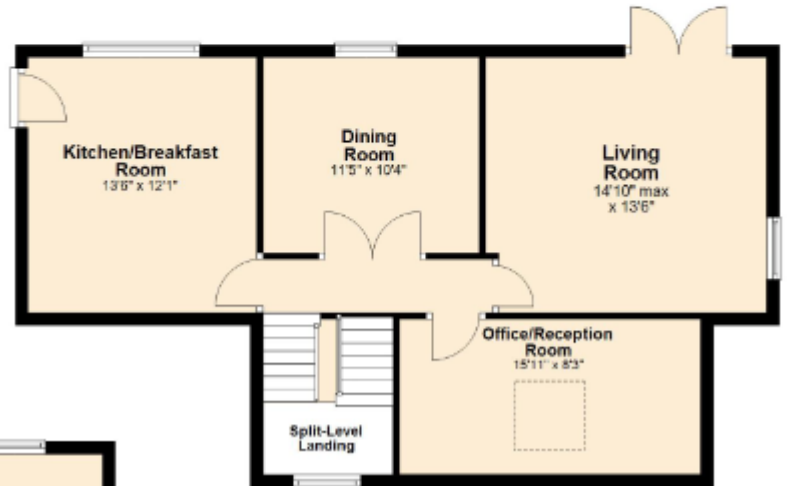
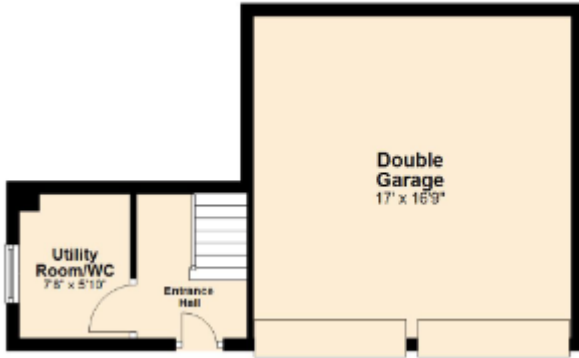
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Floorplan

Ground Floor



Lower Ground Floor



First Floor



Total Area Measurements (Approx.)

House 1452.90 sqft / 134.98 sqm

Garage 287.90 sqft / 26.75 sqm

Studio 113.90 sqft / 10.58

Total 1854.70 sqft / 172.31 sqm

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

