



47 Hillside Crescent, Weldon, Corby, NN17 3HF





**£475,000**

\*\*\* FULLY REFURBISHED TO A HIGH STANDARD\*\*\* Stuart Charles are delighted to offer FOR SALE with NO CHAIN this extended FOUR bedroom detached bungalow located in the desirable village of Weldon. Situated a short walk from the Weldon high street and with a SOUTH facing garden facing onto Weldon Woodland park giving a fantastic degree of privacy an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an open plan kitchen/diner/lounge with balcony, four good sized bedrooms with two en-suites, three piece family bathroom, utility room and a large family room/ separate lounge to the lower floor with a guest W.C and French doors leading to the garden. To the front of the home is a driveway that provides off road parking for multiple vehicles and leads to a garage. To the rear a large Indian sandstone patio area leads to a detached workshop, cellar storage area both with power and lighting, a lower covered patio area and a large laid lawn which leads down to a further patio area and to the babbling Brooke. Call now to view!!

- FULLY REWIRED AND REPLASTERED
- NEW ROOF
- OPEN PLAN KITCHEN/DINER/LOUNGE
- FOUR GOOD SIZED BEDROOMS
- SOUTH FACING GARDEN
- NEW CENTRAL HEATING SYSTEM
- EXTENDED
- TWO NEW EN-SUITES AND A NEW THREE PIECE FAMILY BATHROOM
- LOWER FLOOR FAMILY ROOM/ SECOND LOUNGE WITH GUEST W.C
- DETACHED WORKSHOP AND CELLAR ROOM

Entered via a double glazed door

### Open Plan Lounge/Kitchen/Diner

This large open plan room is divided into two areas comprising:

#### Kitchen/Diner

18'75 x 10'36 (5.49m x 3.05m)

Fitted to comprise a range of base and eye level units with a Belfast sink, gas hob with extractor fan, double electric oven, integrated microwave, integrated fridge/freezer, over stairs storage, island unit with breakfast bar, double glazed window to rear elevation, ceiling spotlights.

#### Lounge

18'75 x 9'68 (5.49m x 2.74m)

Tv point, telephone point, log burner, double glazed French doors to balcony.

#### Hall

Radiator, doors to:

#### Bedroom One

10'57 x 9'94 (3.05m x 2.74m)

Double glazed window to front elevation, radiator, two built in double wardrobes, door to:













### En-Suite

7'44 x 5'88 (2.13m x 1.52m)

Fitted to comprise a three piece suite consisting of a walk in double shower cubicle with a mains feed waterfall shower, low level wash hand basin, low level pedestal, chrome towel radiator, built in storage cupboard, extractor fan, ceiling spotlights, double glazed window to side elevation.

### Bedroom Two

10'53 x 9'89 (3.05m x 2.74m)

Double glazed window to front elevation, radiator, built in double wardrobes, door to:









### **En-Suite**

7'73 x 3'48 (2.13m x 0.91m)

Fitted to comprise a three piece suite consisting of a walk in double shower cubicle with waterfall shower, low level wash hand basin, low level pedestal, chrome towel radiator, extractor fan.

### **Bedroom Three**

10'56 x 10'18 (3.05m x 3.05m)

Double glazed window to side elevation, radiator, tv point.

### **Bedroom Four**

10'59 x 8'53 (3.05m x 2.44m)

Double glazed window to side elevation, radiator, built in double wardrobe.









### Bathroom

7'4 x 5'86 (2.24m x 1.52m)

Fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, ceiling spotlights, double glazed window to side elevation, chrome towel radiator.

### Utility

6'39 x 5'8 (1.83m x 1.73m)

Double glazed window to side elevation, space for automatic washing machine, space for free standing condensing dryer, stairs to lower level.

### Family Room/ Second Lounge

20'36 x 18'21 (6.10m x 5.49m)

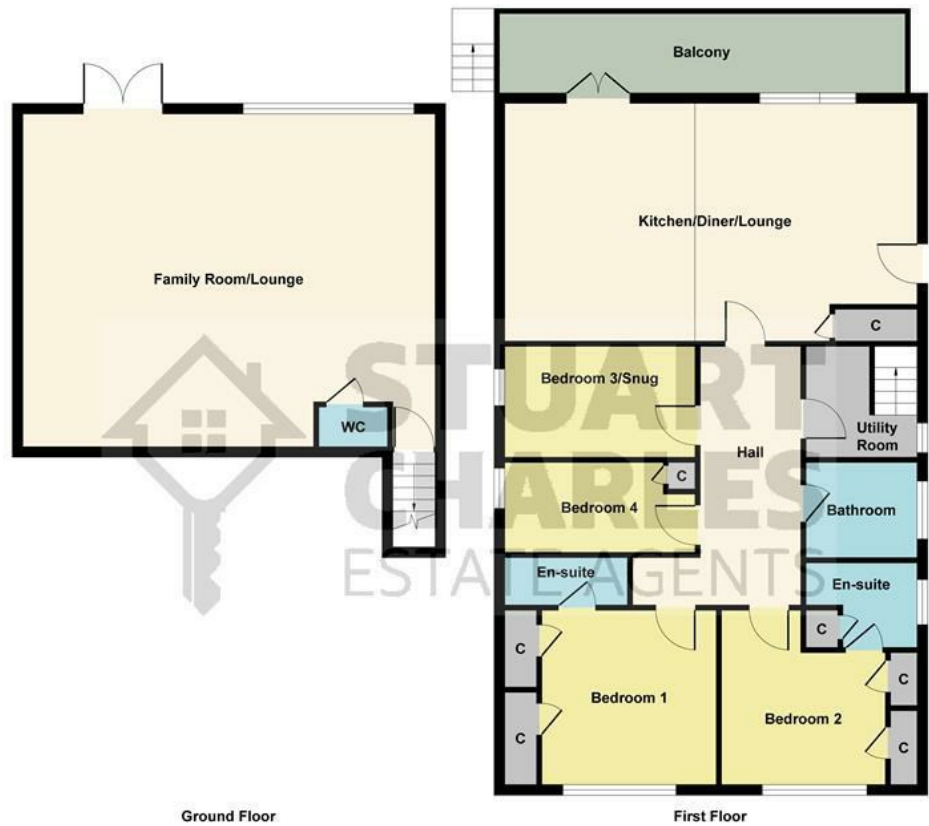
Double glazed window to rear elevation, radiator, tv point, log burner, double glazed French doors to rear elevation, door to:











Ground Floor

First Floor





### Guest W.C

Fitted with a two piece suite consisting of a low level pedestal, low level wash hand basin, ceiling spotlights.

### Outside

Front: A large driveway provides off road parking for multiple vehicles and leads to a garage and gated access.

Side: An Indian sandstone patio area gives access to the cellar and to the garden and workshop.

Cellar: With power and lighting, combi boiler.

Balcony: Access to lounge via double doors, awning, stairs to garden.

Rear: A large Indian sandstone leads to a laid lawn and second patio area while being enclosed by timber fencing to both sides and a Brooke to the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	