

1 Mostyn Street  
Glenvale  
Wellingborough  
NN8 6BZ

£450,000



OSCAR JAMES

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# WHAT'S GREAT?

Mostyn Street, Wellingborough, is a large modern family home offers an exceptional living experience in a vibrant new development. Located in the new Glenvale Park estate, the property is perfectly positioned for those seeking both comfort and convenience.

Built in 2022 by the prestigious Taylor Wimpy, this home boasts spacious interiors designed to accommodate the needs of a growing family, with contemporary finishes that enhance its appeal. The open-plan layout creates a warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet family moments.

The master bedroom is particularly eye catching, spanning the entire length of the property, with a walk-in wardrobe and ensuite. The 2nd floor allows for the rest of the rooms to be substantially sized and practical for a growing family.

Glenvale Park is not just a place to live; it is a flourishing community that prioritises social connections and green spaces. Home-Owners can enjoy the benefits of a socially minded neighbourhood, where community spirit thrives.

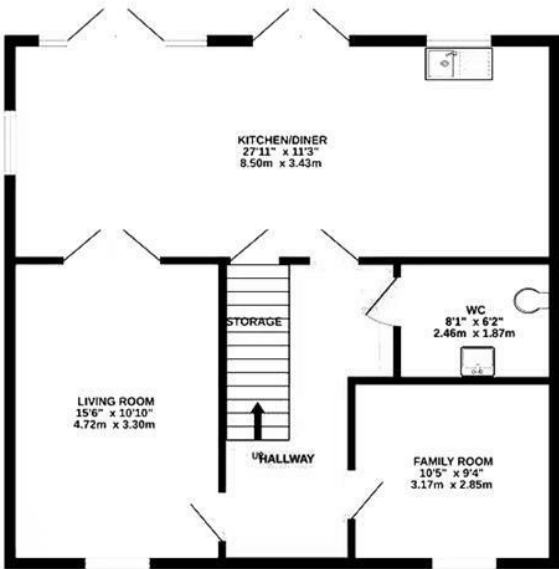
For those who commute, the A509 is easily accessed and provides excellent transport links, making it easy to travel to nearby towns and cities. A short drive will take you to Wellingborough train station, where direct trains to London St Pancras can be reached in under an hour, making this location perfect for professionals and families alike.

In summary, this modern family home in Glenvale offers a unique blend of contemporary living and community spirit, all while being conveniently located for commuting. It is an ideal choice for anyone looking to settle in a welcoming and well-connected area.

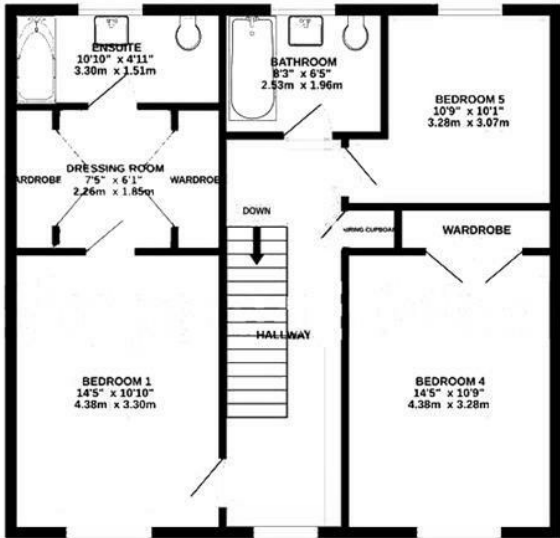
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# Floor Plan

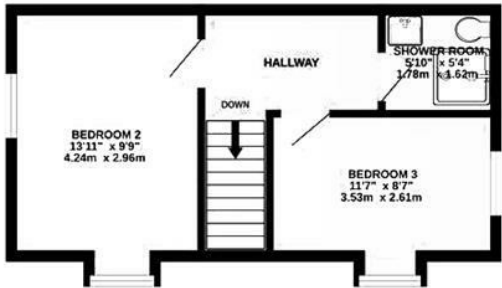
GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Formal Lounge and Separate Study



Kitchen/Diner Family Room



5 Double Bedroom Detached



Shower room, Family Bathroom, En-Suite and Cloakroom



Generous Garden



Off-Road Parking and Larger Garage









## SELLER'S SECRET

I lived in such a lovely community. Everyone is so friendly, the neighbourhood is peaceful and it is a great place for families with the amount of parks, schools and greenspace around. It really feels like home here.



## Why we like it....

We at Oscar James are very excited to welcome this home to the market. It is such an expansive home that we know will be popular. Do not miss out!

# OSCAR JAMES

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To buy or not to buy....

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