

Prunus Drive
Wellingborough
NN8 1GE

£425,000



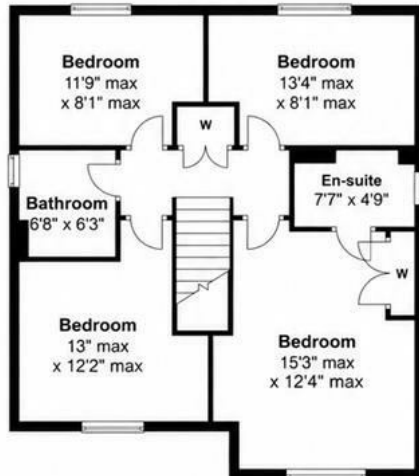
OSCAR JAMES

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FLOOR PLANS



First Floor



Total Approximate Floor Area: 1,885 sq ft
(Excluding Garage)



AT A GLANCE...



Two Reception Rooms



Open Kitchen/Dining & Family Room



Four Bedrooms



Cloakroom/Utility, Family Bathroom & En-suite



Front & Generous Rear Gardens



Larger Than Average Garage & Off Road Parking



WHAT'S GREAT?

Welcome to Prunus Drive, situated in the desirable Stanton Cross development, this beautifully presented four-bedroom detached house offers a perfect blend of modern living and convenience. With local play areas and green spaces just a short stroll away, this property is ideal for families seeking a vibrant community atmosphere. Wellingborough Train Station, located a mere half a mile from your doorstep, provides excellent rail links to London, while major roadways such as the A6, A509, and A45 ensure easy access to surrounding areas, including the popular Rushden Lakes shopping destination, just 15 minutes away.

Upon entering, you are welcomed by an inviting Entrance Hall, featuring a stylish stone-effect tiled floor and a useful understairs storage cupboard. The generously sized Living Room is filled with natural light, offering ample space for various furniture arrangements and provisions for a wall-mounted TV. The heart of the home is undoubtedly the impressive Kitchen/Dining Room, designed for

entertaining with its spacious layout, modern appliances, and bi-fold doors that seamlessly connect to the garden.

The ground floor also boasts a versatile Office, perfect for remote work or play, as well as a convenient WC/Utility Room equipped with space for laundry appliances. Ascending the wider-than-average staircase, you will find four well-proportioned double bedrooms on the first floor. The Principal Bedroom features built-in wardrobes and a luxurious en-suite shower room, while the family bathroom is elegantly finished with modern fixtures.

Outside, the property is complemented by a neat frontage with iron railings and a hardstanding driveway that accommodates two to three vehicles, leading to an oversized single garage. The expansive rear garden is a delightful surprise, offering a landscaped patio area for entertaining and a generous lawn, perfect for children to play safely.

...expect excellence



SELLER'S SECRET

This property has been an excellent fit for our needs. Its convenient location, just a short walk from the train station with direct mainline services to St Pancras International, has made commuting straightforward. In addition, the dedicated office space has been invaluable when working from home. Overall, the property has perfectly supported both our professional and family life.



Why we like it....

One of the property's most impressive features is the stunning open-plan kitchen, dining and family room, which forms the true heart of the home. Flooded with natural light, this superb living space features bi-fold doors opening onto the generous rear garden, creating a seamless transition between inside and out. Perfectly designed for modern family living, it provides an exceptional space for both everyday life and entertaining.

To buy or not to buy....

OSCAR JAMES

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