



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Paddocks, Stanion, Northamptonshire

From £625,000

5 3 3



"Understated Luxe"

Situated within a prime residential enclave, this modern Charles Church built home offers impressive family accommodation with some lovely features and upgraded fittings. The accommodation comprises reception hall, guest WC, there is a large lounge, snug and a smart refitted kitchen/dining room which includes a range of Neff appliances and there is a matching utility room. From the bright and airy first floor galleried landing there is a family bathroom and four bedrooms with the master bedroom benefitting from a dressing room and stylish en-suite and the guest bedroom also offers a shower room en-suite. Outside there is a well proportioned plot with an enclosed wrap around garden, elevated deck and double garage.

This well equipped and stylishly presented property stands on a well maintained and attractively landscaped plot within a lovely residential enclave within Stanion.

The accommodation includes an impressive reception hall with a full double height ceiling, stairs rise to the first floor landing. The flooring is laid with a luxury vinyl tile which extends through to the guest WC, lounge and snug. The guest WC is situated off from the hall.

The lounge features French doors which opens onto the rear garden.

The snug is front facing and provides an additional reception room space.

The kitchen/dining room has been extended to provide an additional Hall space which provides access to the utility room and the rear garden. The kitchen has been refitted with a stylish range of wall and base level units with stone work surfaces incorporating an under counter sink and upstands. There is a five ring gas hob with extractor, two Neff eye line ovens with slide and hide doors, full height integrated fridge and full height freezer, integrated dish washer.

The utility room matches the kitchen with the same units and stone work surfaces.

From the spacious and air first floor landing there is a storage cupboard. The family bathroom includes a side panel bath with wall mounted TV, separate shower enclosure, WC and a wash hand basin are set within a stylish vanity unit with full ceramic tiled walls and floor.

There are four bedrooms with the master offering excellent storage with fitted wardrobes, there is a dressing room which is fitted with two further wardrobes and the en-suite shower room is beautifully fitted with a a shower enclosure, WC and a vanity unit which offers twin wash hand basins with full ceramic tiled wall surrounds and floor.

Outside the plot is well maintained. There is gated vehicular access to the garden and private driveway which offers parking and access to the double garage. The garden is mainly laid to lawn with a paved patio area which extends to the side elevation where they is a timber pagoda, pretty planted borders and a separate private patio space. There is also a structural feature to the side of the garage which is an elevated timber deck with glass and steal balustrading set upon a steal frame with stairs providing access.

Room Measurements:





- Stunning Linked Detached House
- Impeccably Presented Interior
- Refitted Kitchen with Stone Work Tops and Neff Ovens
- Five Bedrooms
- Generous Wrap Around Garden
- Built by Charles Church
- Stunning Hall with Full Height Ceiling
- Two Reception Rooms
- Three Modern Bathrooms
- Double Garage

13/09/2024, 09:35 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|---|---------------------------|--|
| 10, The Puddocks Station SE1 1TBG NW14 1TB | Energy rating C | Valid until: 24 May 2028 Certificate number: 0348-2844-7057-0728-8835 |
| Property type | Semi-detached house | |
| Total floor area | 203 square metres | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/can-i-let-my-property-with-a-low-energy-efficiency-rating).

<https://www.gov.uk/guidance/can-i-let-my-property-with-a-low-energy-efficiency-rating>

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/0348-2844-7057-0728-8835/print>

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