



47 Hillside Crescent, Weldon, Corby, NN17 3HF



**STUART
CHARLES**
ESTATE AGENTS

£459,995

*** 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 nature reserve 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

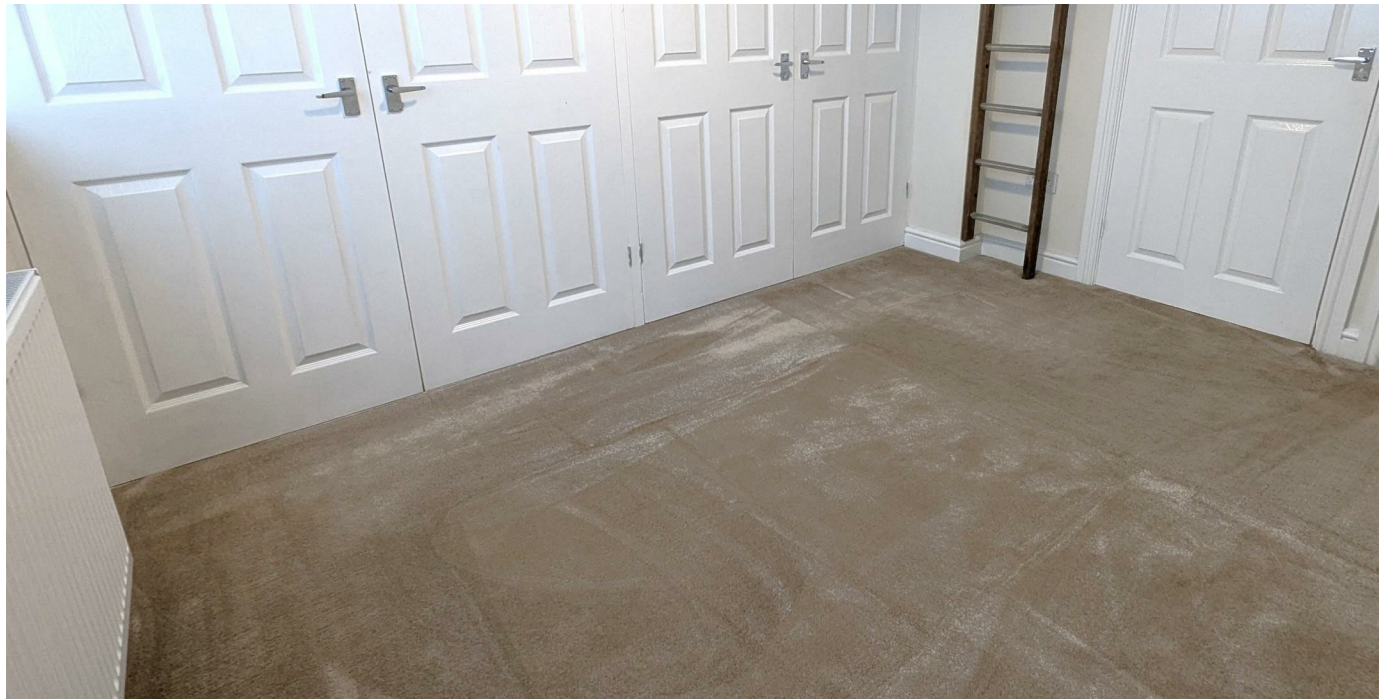
10'56 x 10'18 (3.05m x 3.05m)

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:









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		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		