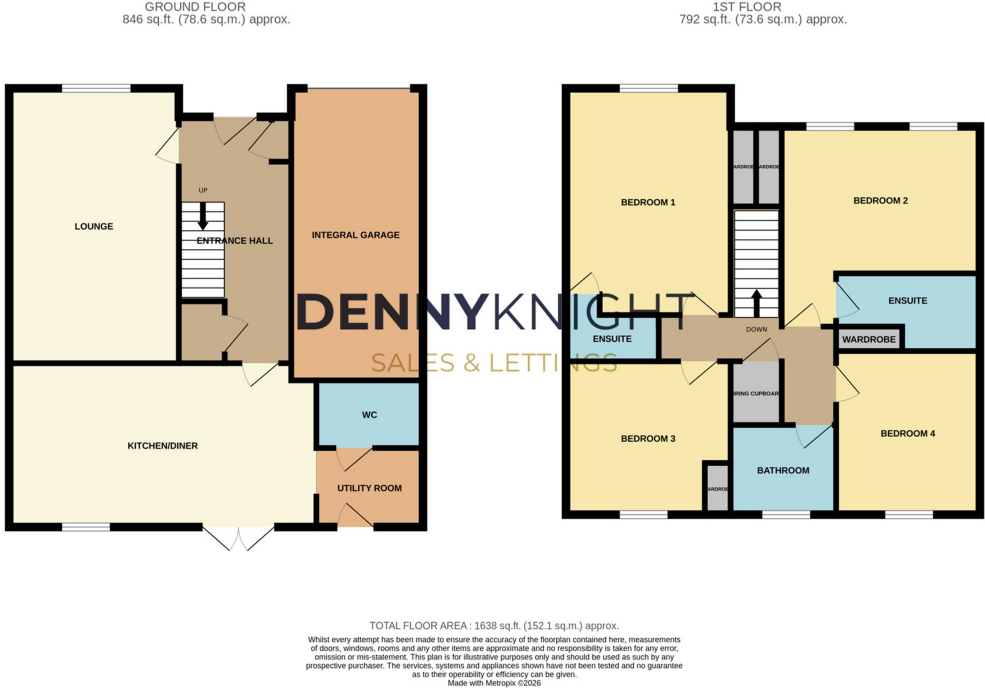


Make the right move!



58 Eleanor Drive, Wellingborough,
Northamptonshire. NN8 6BY.

£425,000 Freehold

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented four-bedroom detached family home, offering spacious and thoughtfully designed accommodation ideally suited to modern family living.

The welcoming entrance hall leads through to a generous living room, providing the perfect space for the whole family to relax and unwind. Double doors open into the impressive open-plan kitchen/dining room, creating the true heart of the home. Bathed in natural light and with French doors opening onto the rear garden, this superb space is ideal for everyday family life as well as entertaining friends and guests. Practicality is equally well catered for, with a separate utility room providing additional storage and laundry space, a convenient downstairs

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Entrance Hallway

Access to all ground floor rooms. Stars rising to the first floor.
Storage cupboard and under stairs storage system.

Lounge

A generous lounge featuring double doors opening into the kitchen/diner, creating a seamless flow between the living and entertaining spaces. Air conditioning.

Kitchen/Diner

The open-plan kitchen/dining area is the true heart of the Wortham design, spanning the full width of the rear of the home. A stylish and sociable space, perfect for everyday family living and entertaining.
A separate utility room keeps appliances and household tasks neatly tucked away, allowing this impressive space to remain clutter-free and inviting.

Cloakroom

Fitted with contemporary white sanitoryware and premium tiling.

FIRST FLOOR

Bedroom One

A generous double bedroom with built in wardrobe and access to the en-suite shower room.

Ensuite

Fitted with contemporary Roca white sanitaryware, high-efficiency chrome shower enclosure, and premium tiling.

Bedroom Two

Double bedroom with wardrobe and access to the ensuite

Ensuite

Fitted with contemporary Roca white sanitaryware, high-efficiency chrome shower enclosure, and premium tiling.

Bedroom Three

Another double bedroom with built in wardrobe.

Bedroom Four

Double bedroom. Air conditioning.

Family Bathroom

The stylish family bathroom features a full-sized fitted bath, complemented by contemporary Roca sanitaryware, sleek chrome fittings and premium Porcelanosa wall tiles.

EXTERNALLY

Garage

The integral single garage provides valuable storage and convenience.

Driveway

Parking for two vehicles side-by-side. Solar panel battery storage unit.

Rear Garden

The private rear garden features a spacious patio area, largely covered by a stylish pagola, alongside a lawned area, garden shed and planted borders. Further benefits include gated side access, an outdoor tap and external power sockets.

