



FELSTED

The Promenade, Wellingborough

Carter Jonas

FELSTED 40 THE PROMENADE WELLINGBOROUGH NORTHAMPTONSHIRE NN8 5AL

Reception Hall · Sitting Room · Open plan Kitchen, Family & Dining Room · Utility Room · Study/Playroom · Ground Floor Bathroom · Ground Floor Bedroom with Dressing Room & En Suite · Principal Bedroom with Dressing Room & Large En Suite · Guest Bedroom with En Suite Shower Room · Two Further Bedrooms · Family Bathroom · Games Room · Covered Outdoor Entertaining Area · Front & Rear Gardens with plot extending to around 0.5 acre · Double Garage · EPC rating TBC

DESCRIPTION

Fabulous contemporary 5 bed detached family home which will be completely re-furbished, re-styled and extended by Fountain Construction Ltd. who have established an enviable reputation for their high standards of design and construction.

The quality of the final finish will be evident in the attention to detail and commitment to excellence, with workmanship by a team of local craftsmen, under the supervision of Director Tom Fountain who has developed a reputation of delivering quality to the highest of standard and excellent customer service; by working closely with discerning purchasers to create their dream home.

There may be an opportunity for purchasers to have some input on design and fittings, depending upon the stage of construction.

A UNIQUE AND RARE OPPORTUNITY TO PURCHASE A FABULOUS DETACHED, CONTEMPORARY FIVE BEDROOM FAMILY HOME, WHICH WILL BE RE-STYLED AND EXTENDED TO AN EXCEPTIONALLY HIGH QUALITY AND INNOVATIVE DESIGN BY FOUNTAIN CONSTRUCTION LTD. SET IN A LARGE PLOT EXTENDING TO AROUND HALF AN ACRE.





- Fabulous, contemporary detached family home
- The accommodation extends to around 5,328 sq ft and boasts a high specification interior
- Bespoke handmade kitchen by 'Handcrafted by Woodworks' with high specification appliances and kitchen island
- Shower Rooms and Bathrooms with quality sanitaryware and fittings. Feature wall tiling to wet area
- Full height glass entrance façade opening to the reception hall with cloakroom/WC off, doors lead off to principal rooms
- The fabulous and generously proportioned open plan kitchen, dining and family room has bifold doors opening to the large rear garden and covered outdoor area, allowing a seamless connection of the indoor and outdoor entertaining spaces
- Sitting room and study/playroom and ground floor bedroom suite incorporating dressing room and en suite
- To the first floor the spacious master bedroom has full height windows and Juliet balcony to the rear, a dressing room and generous en suite
- Guest bedroom with en suite and two further double bedrooms which share the family bathroom
- The double garage has a boiler room/workshop to the rear and games room/office above, accessed by an internal staircase
- Parking for several vehicles available on the extensive driveway
- Large, private plot with gardens to front side and rear and direct road frontage



BRIEF SPECIFICATION

- Bespoke handmade kitchen by 'Handcrafted by Woodworks' with high specification appliances and kitchen island
- Bathrooms with quality sanitaryware and fittings. Feature wall tiling to wet area
- Gas fired radiator central heating
- Comprehensive electrical specification
- Luxury vinyl flooring to majority of ground floor, bathrooms and shower rooms.
- Landscaping to gardens with generous paving provision, lawns and fencing



LOCATION

Wellingborough has a wide variety of shops, restaurants and bars and the Rushden Lakes shopping centre and a Waitrose with John Lewis are only a short driving distance away.

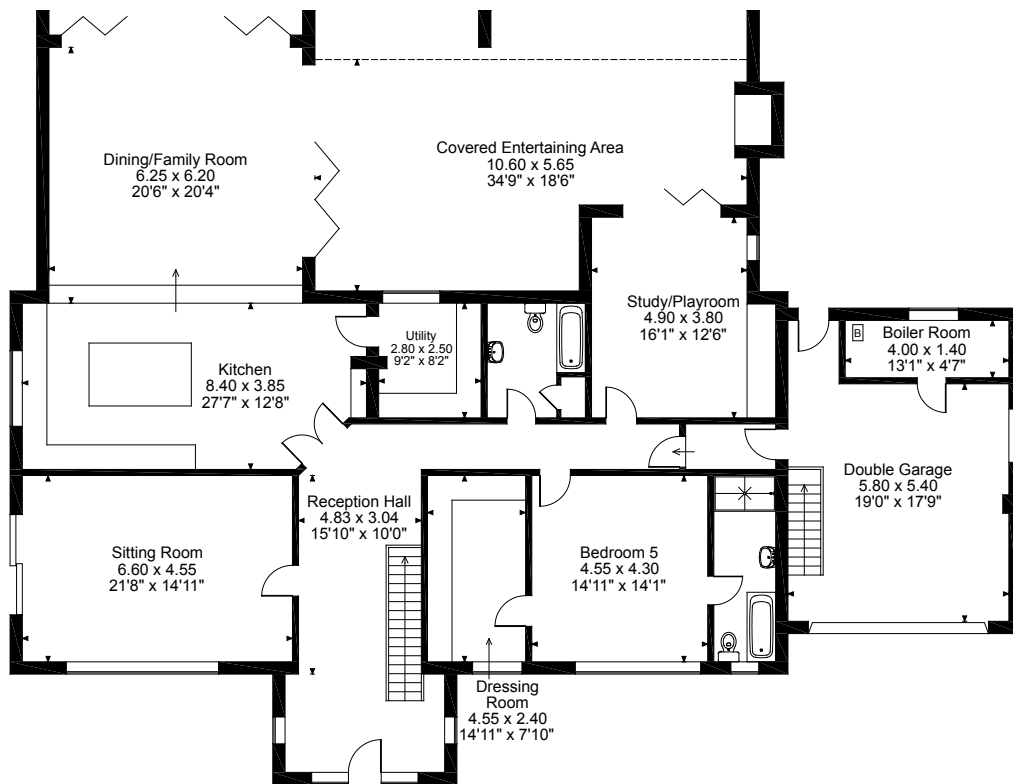
Recreational facilities nearby include Wellingborough Golf Club, Pitsford and Sywell Reservoirs for walking, cycling and fishing and flying from Sywell. Schooling for all ages is close to hand and the highly esteemed Wellingborough School provides independent co-educational schooling from 3 to 18.

- Wellingborough Railway Station 2 miles
 - Rushden Lakes 5 miles
- All times and distances are approximate

NB; Please note all internal photos are examples of previous developments by Fountain Construction Ltd



40 The Promenade, Wellingborough
 Approximate Gross Internal Area
 Main House = 495 Sq M/5328 Sq Ft
 Covered Entertaining Area = 51 Sq M/549 Sq Ft
 Garage = 41 Sq M/441 Sq Ft
 Total = 587 Sq M/6318 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



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