



45 Hillside Crescent, Weldon, Corby, NN17 3HF

£435,000

Stuart Charles is delighted to offer for sale this extended four-bedroom detached bungalow situated in the peaceful village of Weldon. Situated within walking distance to a range of amenities and Weldon park and early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises of a large entrance hall which gives full access to all rooms including stunning open plan extended lounge, modern fitted kitchen/diner area with French doors giving you access to the balcony. The inner hall takes you to two double bedrooms and a larger than average single with a three piece En-suite to the second bedroom and modern fitted shower room. The ground floor is solely dedicated to the master bedroom and features an En-suite bathroom, walk in dressing room and bi-fold doors. Outside, a large driveway provides off road parking for several vehicles leading to the garage with side gated access to the rear garden. The landscaped rear garden is a serene oasis, featuring a raised balcony that overlooks a beautifully laid lawn. A stylish decking area at the rear offers direct access to a peaceful brook, creating a perfect spot for relaxation or entertaining. To the side, a resin pathway takes you through to multiple secluded seating areas, ensuring a high degree of privacy and an ideal setting for outdoor enjoyment. This thoughtfully designed garden combines natural beauty with practical elegance, providing a tranquil retreat from everyday life. To the rear of the garden you have views of the surrounding woodlands and babbling brook! Call now to book a viewing!!

- FULLY RENOVATED
- THREE DOUBLE BEDROOMS
- OPEN LIVING SPACE
- READY TO MOVE INTO
- VILLAGE LOCATION
- GARAGE AND DRIVEWAY
- TWO EN-SUITES
- MEDIA WALL
- COMBI BOILER
- NEW DOUBLE GLAZED WINDOWS

Entrance Hall

Entered via a double glazed door to the side elevation.

Open Plan Area

23'3" x 20'10" (7.09m x 6.35m)

Kitchen

This stunning room has been refitted to comprise a range of base and eye level units which features a sink and drainer, double built in oven, space for a dishwasher, the island unit has been

designed to include a range of base level storage, under counter fridge and freezer a gas hob with an integrated extractor, fully lit by ceiling spotlights. double glazed window to rear elevation.

Living Room

Media wall, radiator.

Dining Room

Double glazed Bi-folds to the rear elevation, stairs to the ground floor.







Utility Room

6'11 x 4'5 (2.11m x 1.35m)

Radiator, space for washing machine, double glazed window and door to rear elevation.

Bedroom Two

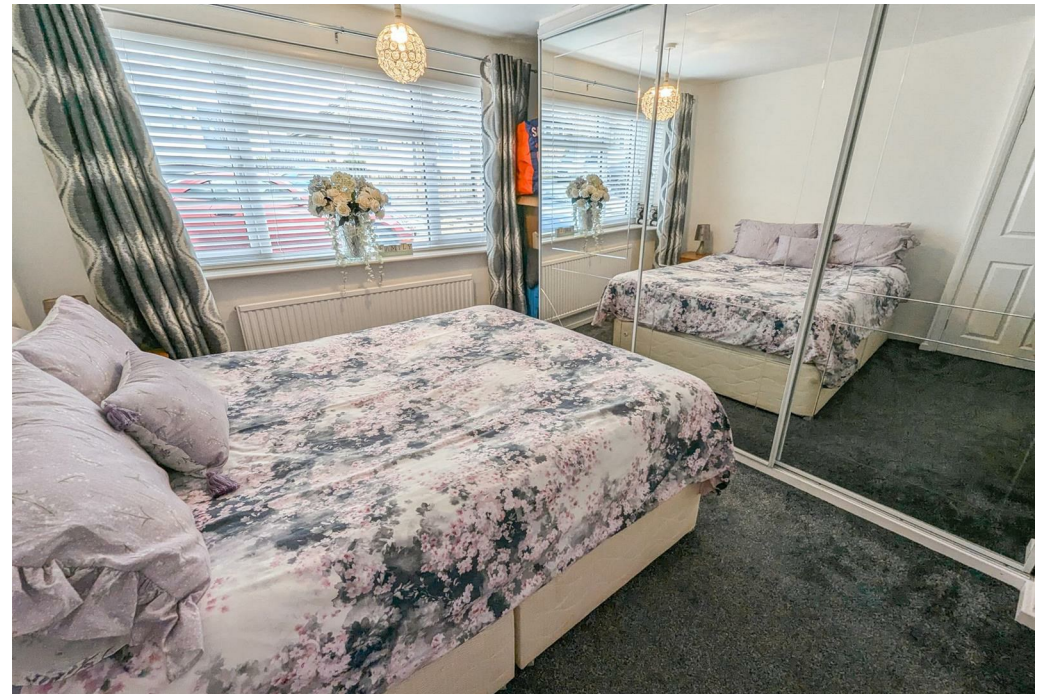
11' x 10'10 (3.35m x 3.30m)

Double glazed window to front elevation, double built wardrobes, radiator.

En-Suite

10'5 x 3'3 (3.18m x 0.99m)

Featuring a three piece suite with a shower cubicle, low level pedestal, wash hand basin, double glazed window to the side elevation, radiator.





Bedroom Three

9'8 x 7'10 (2.95m x 2.39m)

Double glazed window to front elevation, radiator.

Bedroom Four

9'9 x 6'9 (2.97m x 2.06m)

Double glazed window to side elevation, radiator.

Shower Room

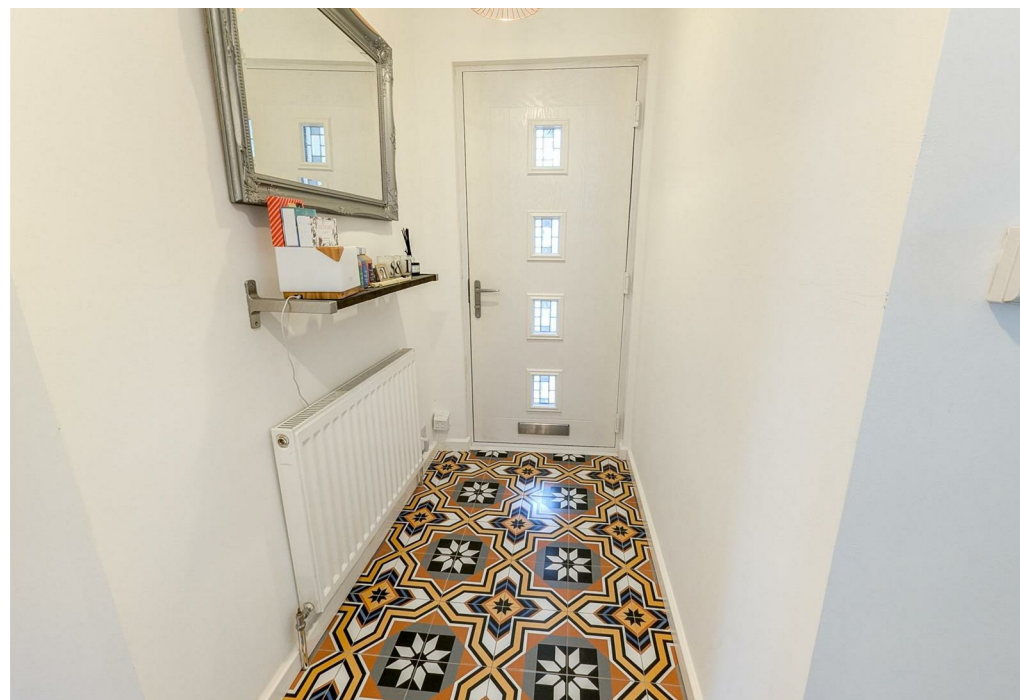
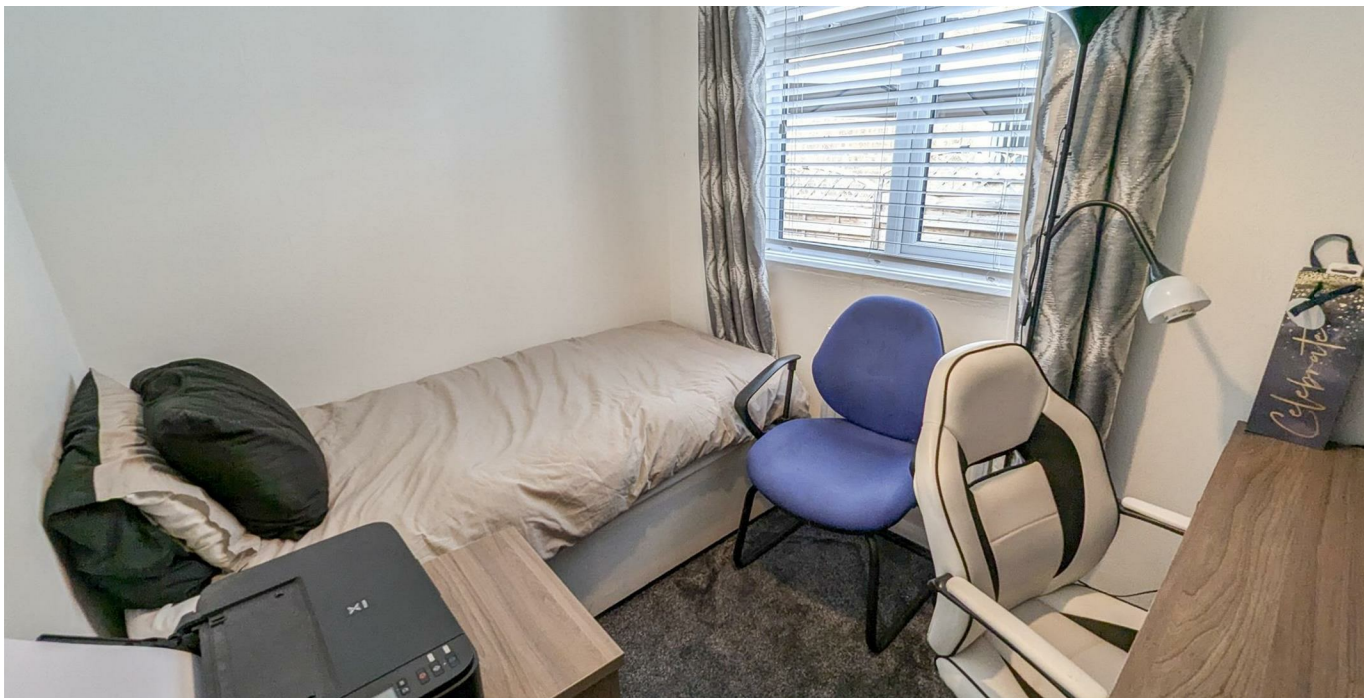
6'9 x 5'7 (2.06m x 1.70m)

Featuring a three piece suite with a shower cubicle, low level pedestal, wash hand basin, double glazed window to the side elevation, radiator.

Bedroom One

20'7 x 11'10 (6.27m x 3.61m)

Double glazed Bi-fold doors to rear elevation, walk-in wardrobes, radiators, door to:

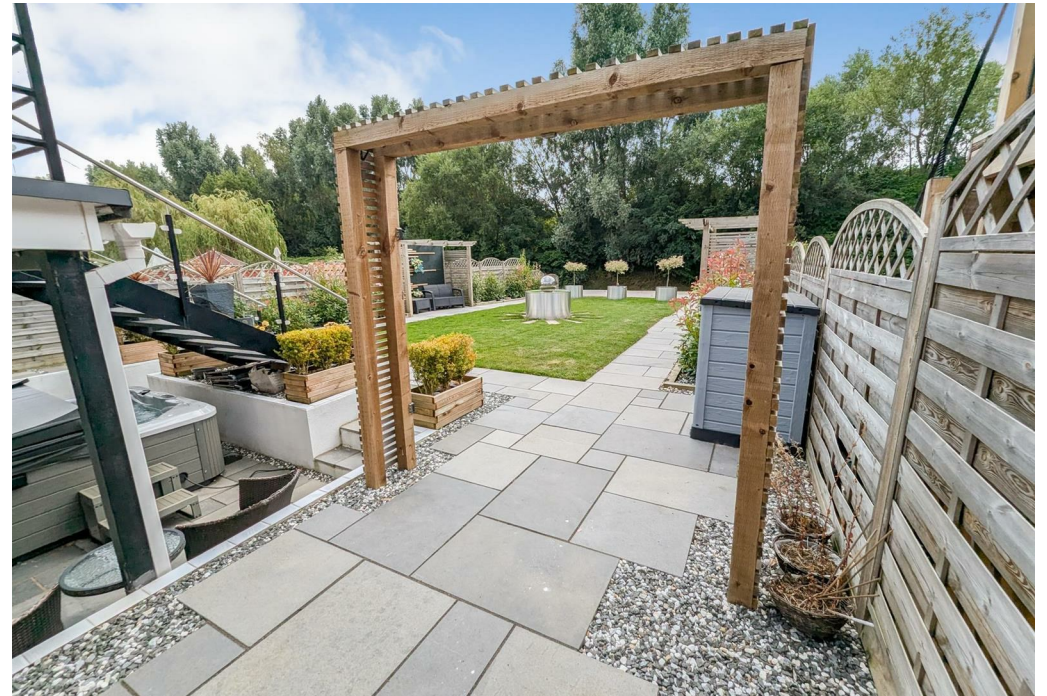




En-Suite

8'4 x 7'6 (2.54m x 2.29m)

Fitted to comprise a three piece suite featuring a panel bath with mains feed shower over, low level wash hand basin, vanity unit, low level pedestal, towel radiator, extractor.





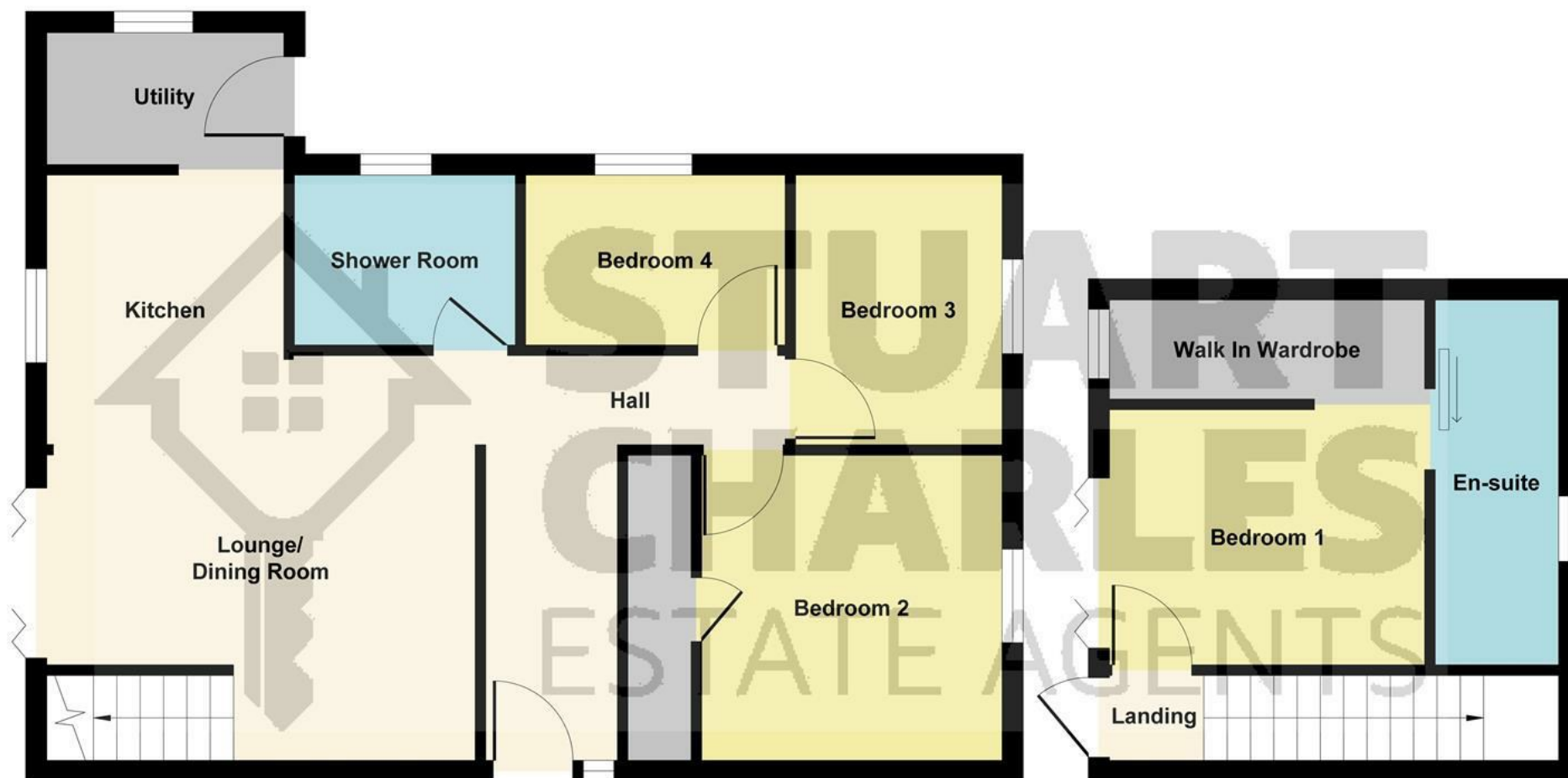


Illustration for identification purposes only, measurements are approximate, not to scale.
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Outside

Outside, a large driveway provides off road parking for several vehicles leading to the garage with side gated access to the rear garden.

The landscaped rear garden is a serene oasis, featuring a raised balcony that overlooks a beautifully laid lawn. A stylish decking area at the rear offers direct access to a peaceful brook, creating a perfect spot for relaxation or entertaining.

To the side, a resin pathway takes you through to multiple secluded seating areas, ensuring a high degree of privacy and an ideal setting for outdoor enjoyment. This thoughtfully designed garden combines natural beauty with practical elegance, providing a tranquil retreat from everyday life

Garage

Up and over doors, power and lights.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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