



**12 Chippenham Close, Wellingborough
Northamptonshire NN8 2PX
Price £539,000 Freehold**

We are simply delighted to offer for sale this immaculately presented executive detached home built by DWH to the Winston design, featuring superb quality throughout, with ample living and entertainment space to include four reception areas. On the first floor the master suite has a dressing area and four piece en suite, three further double bedrooms, one with en suite, all with fitted wardrobes and a four piece family bathroom, a double garage and ample off road parking, all set within a cul-de-sac location overlooking a designated green area.

- Superb and immaculately presented executive detached house
- Superb kitchen/breakfast/family room with double doors to the rear garden
- Two en-suite's and a main family bathroom
- Energy Efficiency Rating - C77
- Cul-de-sac location and overlooking a designated green area
- Separate lounge, dining room & study
- Double garage and driveway parking for several vehicles
- Immediate driving access to the A45 and A509
- Four good size double bedrooms all with built in wardrobes
- Well cared for rear garden with two patio areas and a beautifully kept borders



Location

Chippenham Close is accessed off of Bourton Way, which in turn is accessed off of the Wilby Way Roundabout. Upon turning into Chippenham Close, the property can be found on the right hand side, overlooking a designated green area. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

F

Energy Rating

Energy Efficiency Rating - C77

Certificate number - 0202-1445-3002-1104-2506

Estate Charge

We have been advised by the current Owners that there is an Estate Charge. This is to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

We have been advised that the amount payable is £108 per annum.

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, such as street or car park lighting and the maintenance of communal areas, for example, playgrounds.

Accommodation

Ground Floor

Hall

With useful under stairs storage cupboard.

Feature amticco flooring that flows through to a number of the ground floor rooms, linking all of the rooms together.

Ground Floor Cloakroom / WC

Low flush wc and pedestal wash hand basin with half tiled surrounds.

Study 7'1" x 9'4" (2.17 x 2.84)

Minimum measurements, plus large door recess.

Lounge 16'10" x 12'0" (5.12 x 3.66)

Feature fire place.

Double doors opening through to the rear garden.

Dining Room 8'3" x 11'6" (2.51 x 3.51)

Minimum measurement, plus bay window, plus door recess.

Linking through from the hall and the kitchen, with amticco flooring flowing through from both rooms and the dining room.

Kitchen / Breakfast / Family Room 14'3" x 21'1" (4.34 x 6.42)

Maximum measurement, plus door recess.

A superb cooking and entertaining space, featuring an array of base, wall and drawer units, finished with Quartz worktops, under cabinet lights and amticco flooring.

Built in ceramic hob.

Built in extractor hood.

Built in double oven.

Built in wine cooler.

Built in fridge/freezer.

Built in dishwasher.

Utility Room 5'4" x 7'4" (1.62 x 2.23)

Featuring base and wall units, with a Quart worktop, further sink.

Plumbing and space for a tumble dryer.

Built in washing machine.

Wall mounted gas fired 'ideal' combination boiler concealed within cupboard.

First Floor

Landing

Loft access, via loft ladder.

Large airing cupboard housing hot water cylinder.

Bedroom 1 13'8" x 11'9" (4.16 x 3.58)

Minimum measurements, plus door recess, plus large dressing area, plus en-suite.

Dressing Area

Featuring four sets of wardrobe doors and an array of hanging space.

En-Suite Bath / Shower Room / WC

A 4 piece suite comprising a low flush wc, pedestal wash hand basin, panelled bath and double shower cubicle, finished with full tiled surrounds and a heated towel rail.

Bedroom 2 10'6" x 10'4" (3.21 x 3.16)

Maximum measurement, plus recess.

En-Suite Shower Room / WC

Modern white suite comprising low flush wc, pedestal wash hand basin and shower cubicle, with full tiled surrounds, a shaver point and a heated towel rail.

Bedroom 3 10'8" x 11'10" (3.25 x 3.61)

Maximum measurement.

Bedroom 4 11'2" x 9'7" (3.40 x 2.92)

Maximum measurement.

Bath / Shower Room / WC

A 4 piece suite comprising a panelled bath, shower cubicle, low flush wc and a pedestal wash hand basin, finished with full tiled surrounds and a heated towel rail.

Outside

Front

Well kept and low maintenance gravel frontage, with feature shrubs, hedgerow and plants. Path to front and gated access to side and rear garden.

Driveway Parking

Block paved for several vehicles.

Double Garage 16'5" x 17'11" (5.01 x 5.47)

Maximum internal measurement.

The double garage has had wooden stud partition walls installed inside to create a bar and games room, that was first created in the Covid lockdown, but has been used and enjoyed since. Natural light comes from the velux windows, and the garage doors are still in place, with the ability to remove the partitioning to have the garage back as garaging. (Our vendors have said: "double garage/bar - we are happy to leave it as is (happy to negotiate on beer pumps, beer fridge etc if needed), or we will strip it back out so it can be used as a double garage, if any buyers so wish.")

Rear Garden

Well cared for and presented rear garden featuring an initial patio area across the rear of the property, that links the lounge and kitchen/family room to the garden, allowing for a flow of space for entertaining, or just to enjoy the sun after a day at work. The remainder of the garden features a central lawn area, that has recently been scarified and re-seeded, as well as wonderfully presented and stocked flower borders, featuring an array of flowers, hedgerow and small trees, all leading to a rear patio area, allowing for sun worshipers to follow the sun around the garden.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

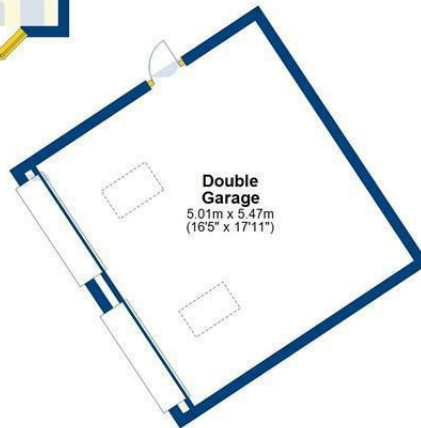
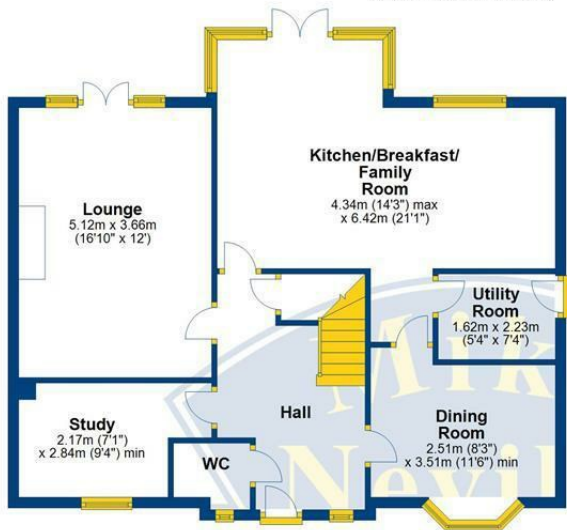
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Main area: approx. 80.2 sq. metres (863.2 sq. feet)
Plus double garage, approx. 27.4 sq. metres (294.5 sq. feet)



Main area: Approx. 159.7 sq. metres (1719.2 sq. feet)
Plus double garage, approx. 27.4 sq. metres (294.5 sq. feet)

First Floor

Approx. 79.5 sq. metres (855.9 sq. feet)

