

11 Moreton Avenue
Wellingborough
NN8 2JE

£385,000

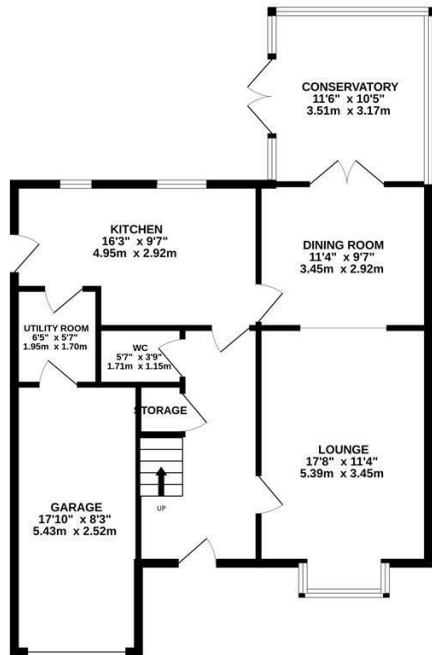


OSCAR JAMES

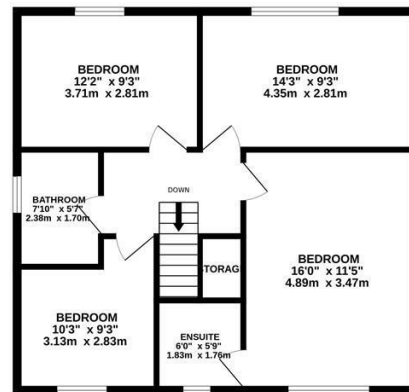
...expect excellence

FLOOR PLANS

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Spacious Bay Fronted Lounge,
Dining Area & Versatile
Conservatory Reception Room



Stunning Modern Fitted Kitchen
With Double Oven &
Complimentary Matching Utility



Four Generously Sized Double
Bedrooms with En-Suite Shower
Room to the Master



Refitted Family Bathroom, En-
Suite Shower Room & Downstairs
Cloakroom



Well Manicured Rear Garden with
Multiple Areas & an Array of
Mature Trees & Shrubbery



Single Garage & Private Driveway
for Multiple Vehicles



WHAT'S GREAT?

Situated in the ever popular Wilby Way development of Wellingborough is this immaculately presented four bedroom detached family home that has been lovingly cared for by the current owners. Located close to an array of local amenities including schools, shops and great transport links; this fantastic property would be ideal for anybody looking for their next family home or a perfect base for commuting.

Upon entry you are greeted by a warm and inviting entrance hall that leads to the entirety of the downstairs and also a downstairs W/C located under the stairs. To the right is the lounge which is filled with natural light due to the box bay to the front aspect and in turn this opens up into a sun kissed dining area. The dining area benefits from french doors to the rear aspect and also provides the possibility to be opened up and incorporated into the current kitchen creating a wonderful kitchen, dining, family space. for the whole family to enjoy. Entered by the hallway or the dining area is the ultra modern kitchen that is sure to be the envy of friends and family alike. This fantastic space provides a copious amounts of storage via an array of eye level and base units, double eye level oven and plenty of work top space.

Furthermore is a matching utility room; perfect for hiding away any white goods from the social hub.

Completing the ground floor is a well proportioned conservatory from the dining area that creates another versatile reception room that provides a multitude of uses.

To the first floor are four generously sized double bedrooms with the master bedroom benefitting from a modern en-suite shower room. Furthermore is a refitted family bathroom, airing cupboard and loft access.

The rear garden provides a tranquil slice of paradise with multiple areas to enjoy. A large patio area is complimented by a manicured lawn, bordered by a mixture of mature trees and shrubbery.

Further benefits include a single garage and driveway for multiple vehicles.

...expect excellence



SELLER'S SECRET



Why we like it....

To buy or not to buy....

OSCAR JAMES

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