

3A Eastfield Road  
Wellingborough  
NN8 1QX

£280,000



OSCAR JAMES

...expect excellence





## WHAT'S GREAT?

Oscar James is pleased to offer for sale this three bedroom, detached and extended property, located to the east of Wellingborough with good access to Wellingboroughs train station with its main line in to St Pancras International.

In brief the accommodation comprises: Entrance hall, Utility/cloakroom, Fitted kitchen with integrated appliances, open Lounge/dining and living area. To the first floor are two double bedrooms and a family bathroom. The second floor has the master bedroom with en-suite bathroom.

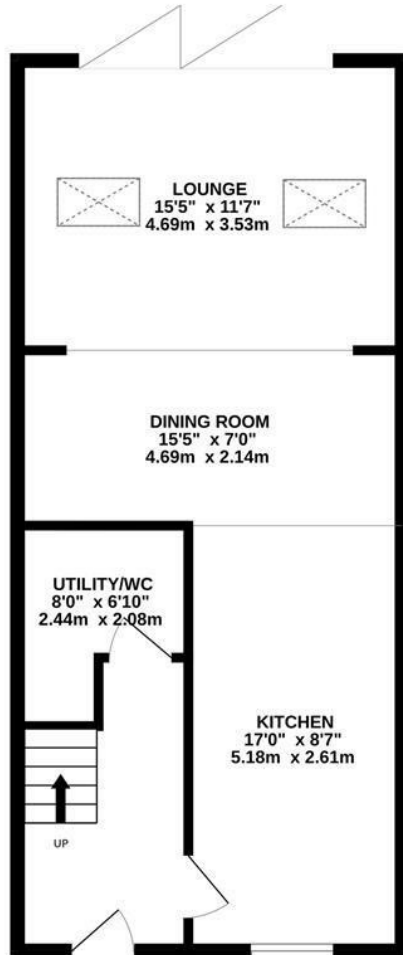
The property further benefits from Double glazing, gas central heating Low maintaince rear garden, and block paved drive providing off road parking.

The Bi Folding doors from the living area in this property really open up the house and create a connectivity to the garden, bring the outside in.

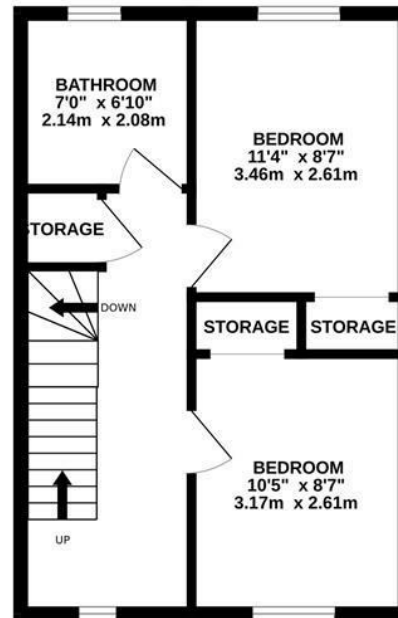
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# Floor Plan

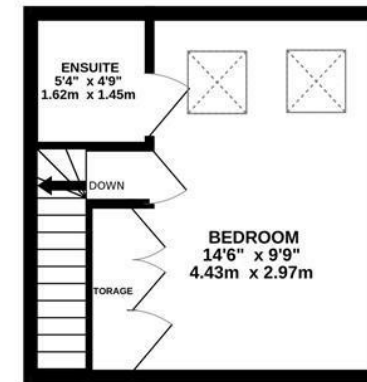
GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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...



Open Planned Living/Dining Area



Fitted Kitchen/Breakfast Area



Three Double Bedrooms



Cloakroom, Family Bathroom & En-suite Bathroom



Low Maintenance Rear Garden



Off Road Parking









# SELLER'S SECRET

We've loved living in this property and the rear extension has really made the living space something that the whole family can enjoy.



*Why we like it....*

The owners of this property has spent a lot of time and effort making this property the best it can be. A great location for access to the train station.

*To buy or not to buy....*

## OSCAR JAMES

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