

Debdale Road
Wellingborough
NN8 5AA

£400,000

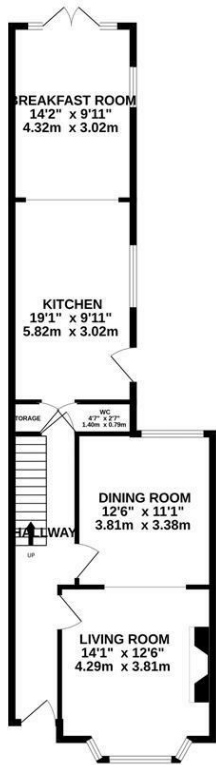


OSCAR JAMES

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FLOOR PLANS

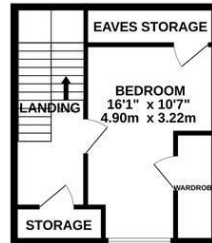
GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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...



Two Reception Rooms plus
Kitchen Family Dining



Extended Kitchen / Family Dining/
living



FOUR Bedrooms



Family Bathroom - First floor and
ground floor w.c.,



Private Gardens to Front and Rear
elevations.



On road Parking - to the attractive
tree lined road.



WHAT'S GREAT?

This simply stunning, Victorian bay-fronted 4 Bedroom family home, stylishly decorated throughout, showcasing a unique blend of period features coupled with innovative elements. Set across three floors, this extended property occupies a prime position on a desirable tree-lined road within the heart of Wellingborough close to local amenities, and mainline train station and high-rated schools.

Boasting an approximate footprint of over 1680 square feet/150 sqm, this hugely impressive mid-terraced accommodation is immaculately presented with characterful features, including Bay fronted windows, beautifully exposed timber floors, ornate cornicing, high ceilings and to the main lounge a wood burner fireplace.

Impressively extended to the rear elevation leading from the entrance hallway, is a luxurious high quality fitted kitchen, flooded with light from garden facing rear doors while offering versatile living space and dining space with stylish newly fitted herringbone pattern continuation flooring throughout extending from the hallway. Further, include addition of a

ground floor cloakroom / W.C., plus added storage provision.

Briefly comprising:- spacious tiled hallway, two connecting reception lounge and dining rooms, kitchen breakfast room, garden room, ground floor W.c/cloakroom.

Accommodation to the first floor features the master bedroom with a bay window to the front and a fitted wardrobe. There are two further bedrooms; both overlook the rear, and one has a feature fireplace and a fitted wardrobe. The family bathroom has a three piece suite including a P shaped bath with a shower over. The second floor landing is currently used as a home office and has eaves storage. The fourth bedroom also has eaves storage, a fitted wardrobe and a feature fireplace.

The front garden has a low boundary wall, a gravel area with shrubs. The rear garden has a walled boundary and faces almost due south. Laid to lawn with a wooden decked seating area.

...expect excellence



SELLER'S SECRET

We've really enjoyed living here in this lovely family home.

We're sure the next owners will love it too! There's plenty of space for a family and the extension and kitchen especially - give the house a wow feeling, to be proud of.



Why we like it....

In our view, this property will make a big impression with visitors. The stylish choices made by the current owners work so well with the character and nature of this amazing family home.

We expect there will be great interest due to the scarce nature of available properties in this location especially on the greatly sought-after Debdale Road.

The message to those seeking a beautiful 4 bedroom home, so don't delay, contact Oscar James today 01933 830 300 to arrange a viewing.

To buy or not to buy....

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |
NN8 4HT
01933 830300
www.oscar-james.com
