

Sandy Close  
Wellingborough  
NN8 5AY

£410,000



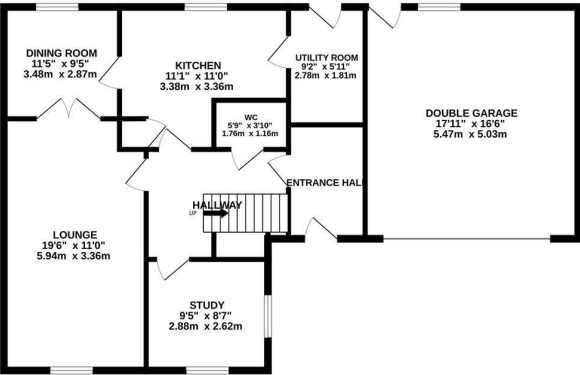
OSCAR JAMES

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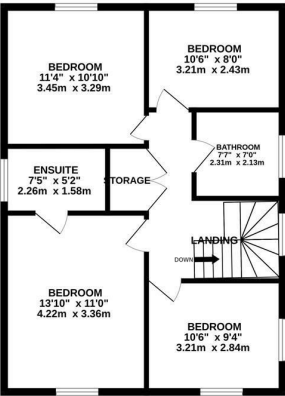


# FLOOR PLANS

GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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...



Three Reception Rooms



Fitted Kitchen & Utility



Four Bedrooms



En-suite, Family Bathroom & Cloakroom



Front & Rear Gardens



Double Garage & Off Road Parking





## WHAT'S GREAT?

Nestled in the tranquil cul-de-sac of Sandy Close, Wellingborough, this splendid four-bedroom detached family home offers an ideal setting for modern family living. The property is situated within a desirable school catchment area, making it perfect for families seeking quality education for their children.

Upon entering, you will be greeted by well-proportioned rooms that are bathed in natural light, thanks to the large windows that adorn the home. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Adjacent to this, the dining area flows seamlessly into the kitchen, creating an open and inviting space for family gatherings. Additionally, a study offers a quiet retreat for work or study, while a cloakroom and utility room add to the practicality of the layout.

The principal bedroom boasts an en-suite bathroom, providing a private sanctuary

for the homeowners. Three further bedrooms ensure ample space for family or guests, complemented by a well-appointed family bathroom.

Outside, the property features both front and rear gardens, offering a delightful outdoor space for children to play or for hosting summer barbecues. A large double garage and off-road parking provide convenience and security for vehicles.

This charming home in Sandy Close is not just a property; it is a wonderful opportunity for families looking to settle in a peaceful yet accessible location. With its generous living spaces and proximity to local amenities, this residence is sure to impress.

...expect excellence





# SELLER'S SECRET

We have stayed here for so long and raised our family here. The neighbourhood is very safe and settled.

The property has very well proportioned rooms that flood with lots of natural light and the rear garden is very private and secure.



## Why we like it....

The location, size and style of this family home, really are the stand out features. Not forgetting the time and effort the current owners have put into getting this property market ready.

# OSCAR JAMES

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To buy or not to buy....

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