









welcome to

Constable Drive, Wellingborough

This deceptive executive detached family home is situated in a cul-de-sac position on the desirable Gainsborough Drive development. The property boasts three reception rooms, generous open plan kitchen/breakfast room, 19 ft master bedroom with dressing area and en-suite.













Storm Porch Entrance Hall

Part frosted double glazed door to front, built-in cloaks storage, radiator, coving to ceiling.

Cloakroom

Suite comprising pedestal wash hand basin, low level WC, tiled splash backs, extractor fan.

Study

8' 11" x 5' 6" (2.72m x 1.68m)

Double glazed window to front, radiator, coving to ceiling.

Lounge

17' 8" x 11' 11" (5.38m x 3.63m)

Double glazed bay window to front, feature fireplace with carved wood surround and marble hearth, coving to ceiling, radiator, double doors to:

Dining Room

11' 9" x 8' 11" (3.58m x 2.72m)

Double glazed French door to rear, coving to ceiling, radiator.

Breakfast Room

15' x 10' 9" (4.57m x 3.28m)

Double glazed window to side, further double glazed French door to rear, radiator, coving to ceiling.

Kitchen

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to rear, one and a half bowl sink unit inset to work surface, base and wall storage units, built-in oven, hob and extractor, coving to ceiling.

Utility Room

6' 9" x 5' 3" (2.06m x 1.60m)

Part double glazed door to side, single drainer stainless steel sink unit inset to work surfaces, base storage unit, wall mounted gas boiler, plumbing for washing machine, tiled splash backs.

First Floor Landing

Double glazed window to front, hatch to loft space, built-in airing cupboard, coving to ceiling.

Bedroom One

15' 1" x 11' 11" (4.60m x 3.63m) Double glazed window to front, built-in double wardrobes, radiator, coving to ceiling.

Dressing Area

Double wardrobe, radiator.

En-Suite

Frosted double glazed window to side and rear, suite comprising built-in shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled splash backs.

Bedroom Two

11' 5" x 10' 1" (3.48m x 3.07m) Double glazed window to front, built-in double wardrobe, radiator, coving to ceiling.

Bedroom Three

11' 9" plus recess x 8' 9" (3.58m plus recess x 2.67m) Double glazed window to rear, built-in single wardrobe, coving to ceiling, radiator.

Bedroom Four

10' x 8' 2" (3.05m x 2.49m) Double glazed window to rear, built-in double wardrobe, coving to ceiling, radiator.

Bathroom

Frosted double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splash backs, fitted extractor fan.

Outside Front Garden

Mainly block paved providing parking for a number of vehicles and enclosed by mature hedgerow.

Rear Garden

Decked patio area with steps up to lawn area, small brick wall raised flower and shrub border, pond, side pedestrian access.

Double Garage

Twin up and over door to the front elevation. Side pedestrian access door. Eaves storage space. Light and power connected.





welcome to

Constable Drive, Wellingborough

- Executive detached property
- Cul-de-sac position
- Three reception rooms
- Four double bedrooms
- En-suite and dressing area to master bedroom

Tenure: Freehold EPC Rating: C

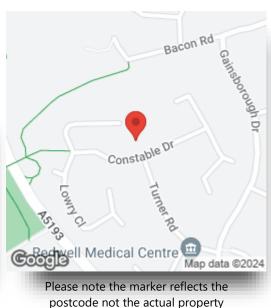
offers over

£425,000









view this property online williamhbrown.co.uk/Property/WBR112758



Property Ref: WBR112758 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

f an offer
s are
vices and
d for this
to pay a
e content
hould





01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.