



Croft Close, Wellingborough NN8 3LU

welcome to

Croft Close, Wellingborough

Occupying a cul-de-sac position, this well presented three bedroom detached family home is offered with no chain and benefits from lounge, kitchen/breakfast room, utility room, cloakroom, three bedrooms and bathroom. There is a generous rear garden which is low maintenance, garage and parking.



Entrance Porch

Composite door to side, laminate flooring, wall mounted electric heater.

Cloakroom

Suite comprising low level WC, vanity unit with wash hand basin, tiled splash backs, ceiling lights, extractor fan.

Lounge

14' 4" x 10' 10" (4.37m x 3.30m)

Double glazed window to front, wall mounted gas fire, radiator, stairs rising to first floor landing, laminate flooring, built-in storage cupboard, glazed double doors to:

Dining Room

10' 10" x 8' 2" (3.30m x 2.49m)

Double glazed bi-fold doors to rear, tiled flooring, coving to ceiling, radiator.

Kitchen/ Breakfast Room

8' 1" x 8' 1" plus recess (2.46m x 2.46m plus recess)

Double glazed window to rear, kitchen comprising one and half bowl single drainer stainless steel sink unit inset to work surfaces, range of base and wall mounted storage units, built-in oven, hob and extractor, plumbing for dishwasher.

Utility Room

4' 8" x 4' 6" (1.42m x 1.37m)

Wall mounted boiler, plumbing for washing machine, door to garage.

First Floor Landing

Hatch to loft space, built-in storage cupboard.

Bedroom One

14' 3" max x 8' 11" (4.34m max x 2.72m)

Double glazed window to rear, range of floor to ceiling wardrobes, radiator.

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)

Double glazed window to front, radiator, radiator, floor to ceiling length wardrobes,

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Double glazed window to front, radiator.

Bathroom

8' 3" x 8' 4" (2.51m x 2.54m)

Frosted double glazed window to rear, suite comprising paneled bath, built-in shower cubicle, vanity unit with wash hand basin, low level WC, tiled splash backs and floor, wall mounted heated towel rail.

Outside Front Garden

Open plan with gravel.

Rear Garden

Enclosed with side pedestrian access, paved patio area, step to artificial lawn with further steps upto graveled area and shed.

Garage

12' 2" x 8' 4" (3.71m x 2.54m)

Up and over door to front, light and power connected.



view this property online williamhbrown.co.uk/Property/WBR113092



welcome to

Croft Close, Wellingborough

- Detached family home
- Three bedrooms
- Cul-de-sac position
- The property is not overlooked at the front or rear
- Utility room and cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBR113092](https://www.williamhbrown.co.uk/Property/WBR113092)



Property Ref:
WBR113092 - 0006

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.

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.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)