









# welcome to

# **Thorny Road, Wellingborough**

A deceptive house in a select cul-de-sac position, close to local amenities. The property benefits from four bedrooms, two en-suites, cloakroom and has been maintained to a high standard. An internal inspection is strongly recommended to fully appreciate the size of accommodation on offer.

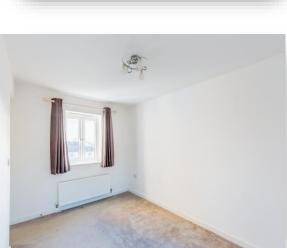












#### **Entrance Hall**

Part frosted double glazed door to front, tiled flooring, radiator, storage cupboard.

#### Cloakroom

Frosted double glazed window to side. Suite comprising low level WC, pedestal wash hand basin, tiled splash backs and floor, radiator.

# Lounge

14' 4" x 13' 4" ( 4.37m x 4.06m )

Double glazed French door with matching side panels, built-in storage, feature fireplace, wood flooring, radiator.

# Kitchen/ Diner

19' 1"  $\times$  10' 11" narrowing to 7'3 (  $5.82m \times 3.33m$  narrowing to 7'3 )

Double glazed window to front, Kitchen comprising single drainer sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor, built-in washing machine and dishwasher, radiator, built-in fridge/freezer, wall mounted boiler tiled flooring, ceiling light, stairs rising to first floor lading, understairs storage cupboard.

# First Floor Landing

Built-in storage/airing cupboard housing hot water cylinder, hatch to loft, radiator, built-in overstairs storage cupboard.

### **Bedroom One**

17' 9" x 10' (5.41m x 3.05m)

Juliette balcony with double glazed french doors to rear and further double glazed window to rear, builtin double wardrobe, radiator.

#### En- Suite

Double shower cubicle, wall mounted wash hand basin, low level WC, tiled splash backs and floor, ceiling light, extractor fan, radiator.

#### **Bedroom Two**

13' 1" x 8' 5" ( 3.99m x 2.57m )

Double glazed window to front, radiator, hatch to loft space.

#### **En-Suite**

Frosted double glazed window to front. Double shower cubicle, wall mounted wash hand basin, low level WC, tiled splash backs and floor, radiator.

#### **Bedroom Three**

12' 6" x 7' 6" ( 3.81m x 2.29m )
Double glazed window to front, radiator.

#### **Bedroom Four**

9' 1" x 6' 6" ( 2.77m x 1.98m )

Double glazed window to font, radiator.

## **Bathroom**

Panelled bath, wall mounted wash hand basin, low level WC, tiled splash backs and floor, radiator, ceiling lights, extractor fan, shaver point.

## Outside Front Garden

Small gravel area, block paved drive with parking for one car, lawned area with picket fence, gated side pedestrian access.

#### **Rear Garden**

Enclosed, paved patio area, lawn area, flower and shrub border, mature fruit tree, rear pedestrian access.

### Garage

16' 11" x 8' 6" ( 5.16m x 2.59m )

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





# welcome to

# **Thorny Road, Wellingborough**

- Four bedroom linked detached
- Two en-suites to first and second bedrooms
- Built-in white goods to kitchen
- Integral garage with doors to front and rear
- Cul-de-sac position

Tenure: Freehold EPC Rating: B

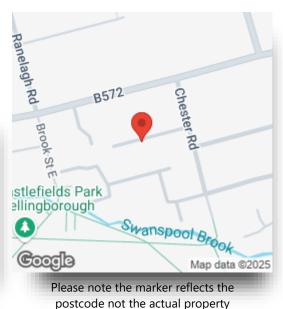
offers over

£345,000









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