



Thorny Road, Wellingborough NN8 1NZ

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" x 10' 11" narrowing to 7'3 (5.82m x 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, built-in 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.



view this property online williamhbrown.co.uk/Property/WBR113434



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

Council Tax Band: C

offers over

£320,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113434



Property Ref:
WBR113434 - 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