

Malvern Close, Wellingborough NN8 2RU

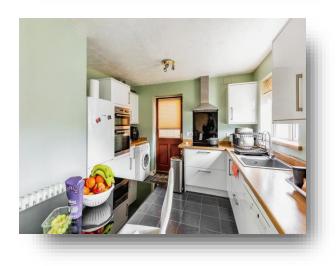


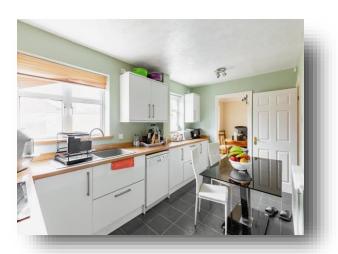
welcome to

Malvern Close, Wellingborough

A deceptive four bedroom detached family home occupying a corner plot in a cul-de-sac position in a premier area. The property benefits from cloakroom, two reception rooms, conservatory, four bedrooms with en-suite to master, integral garage and front and rear gardens.

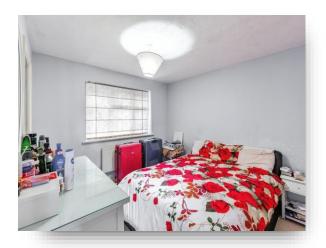












Storm Porch

Single unit double glazed door to front.

Entrance Hall

Further single unit double glazed door to from, stairs rising to first floor landing, built-in under stairs storage cupboard, radiator.

Cloakroom

Suite comprising pedestal wash hand basin, low level WC, radiator, extractor fan.

Lounge

15' 5" \dot{x} 10' 6" (4.70m x 3.20m) Double glazed window to front, double doors to dining room, radiator, coving to ceiling.

Dining Room

10' 6" x 8' 2" ($3.20m \times 2.49m$) Double glazed patio door to conservatory, double doors to lounge, radiator, coving to ceiling.

Kitchen

14' 8" x 10' 8" max (4.47m x 3.25m max) Two double glazed windows to rear and single unit part glazed door to side. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, plumbing for washing machine and dishwasher, built-in oven, hob and hood, radiator.

Conservatory

9' 8" x 9' 2" max (2.95m x 2.79m max) Double glazed windows to side and rear, double glazed French door to side.

First Floor Landing

Double glazed window to front, hatch to loft space, built-in airing cupboard housing hot water cylinder.

Bedroom One

11' 5" x 10' 6" ($3.48m\ x\ 3.20m$) Double glazed window to rear, two built-in wardrobes, radiator.

En-Suite

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

Bedroom Two

10' 6" x 10' 5" plus recess ($3.20m\ x\ 3.17m\ plus\ recess$) Double glazed window to front, radiator.

Bedroom Three

 $9^{\prime}\,$ x $7^{\prime}\,$ (2.74m x 2.13m) Double glazed window to rear, radiator.

Bedroom Four

8' 5" x 7' 1" (2.57m x 2.16m) Double glazed window to front, radiator.

Bathroom

Double glazed window to side. Suite comprising pedestal wash hand basin, low level WC, panelled bath, radiator, extractor fan, tiled splash backs.

Outside Front Garden

Open plan with drive, lawn area, flower and shrub borders.

Rear Garden

Enclosed by brick walling and timber fencing, paved patio area, lawn area, flower and shrub beds, side gated pedestrian access.

Parking

Drive with parking for two vehicles.

Garage

Up and over door to front, side pedestrian access door, light and power connected, wall mounted boiler.





welcome to

Malvern Close, Wellingborough

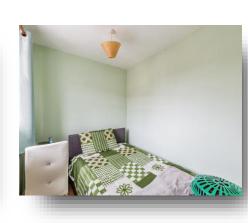
- Detached family home
- Cloakroom
- Two reception rooms
- Conservatory
- Cul-de-sac position

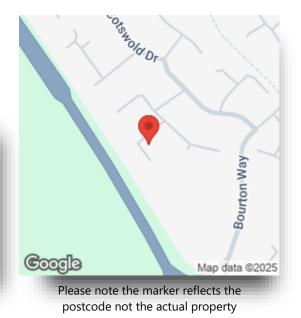
Tenure: Freehold EPC Rating: B Council Tax Band: D

offers over **£385,000**









view this property online williamhbrown.co.uk/Property/WBR113575



Property Ref: WBR113575 - 0003 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



R

01933 276622

wellingborough@williamhbrown.co.uk

5 Shee Northa

5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk