



Hughes Road, Wellingborough NN8 1TH

welcome to

Hughes Road, Wellingborough

Introducing this generous three storey detached town house featuring five spacious double bedrooms, two en-suites, cloakroom, kitchen/breakfast room (19 ft) with built-in appliances. The versatile accommodation makes this property ideal for a growing family.



Entrance Hall

Part frosted double glazed door to front, stairs rising to first floor landing, radiator, tiled floor.

Cloakroom

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

Lounge

19' 8" x 10' 11" (5.99m x 3.33m)

Double glazed window to front, further French door to side with matching side panels, two radiators, coving to ceiling.

Kitchen/Breakfast Room

19' 7" x 10' (5.97m x 3.05m)

Double glazed windows to front and side. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to granite work surface, base and wall mounted storage units, built-in oven, hob, hood and dishwasher, ceiling light, tiled floor.

Utility Room

7' x 5' 11" (2.13m x 1.80m)

Part glazed door to rear, built-in under stairs storage cupboard, base and wall mounted storage units, washing machine and fridge/freezer, tiled floor.

First Floor Landing

Double glazed window to front, stairs rising to first floor landing, built-in cupboard housing hot water cylinder.

Bedroom One

14' 4" x 10' 1" (4.37m x 3.07m)

Double glazed windows to side and front, built-in wardrobes, radiator.

En-Suite

Frosted double glazed window to rear. Suite comprising double shower cubicle, low level WC, pedestal wash hand basin, tiled splash backs and floor, extractor fan, wall mounted heated towel rail, ceiling lights.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed window to front, radiator.

Bedroom Four

10' 11" x 9' 3" (3.33m x 2.82m)

Double glazed window to side, radiator.

Bathroom

Frosted double glazed window to rear. Suite comprising panelled bath with shower over and screen, pedestal wash hand basin, low level WC, tiled splash backs and floor, wall mounted heated towel rail, extractor, ceiling lights.

Second Floor Landing

Skylight to rear.

Bedroom Five

10' 4" x 10' 5" (3.15m x 3.17m)

Double glazed window to front, radiator.

En-Suite

Skylight to rear. Suite comprising shower cubicle, low level WC, pedestal wash hand basin, tiled splash backs and floor, heated towel rail.

Bedroom Three

Irregular Shaped Room 15' 9" x 14' 10" max (4.80m x 4.52m)

Double glazed window to front and skylight to rear, hatch to loft space, radiator.

Outside

Rear Garden

Enclosed, gated access to side and rear, decked patio area, laid to lawn, step down to bin storage area.

Garage

Up and over door to front and parking space.



view this property online williamhbrown.co.uk/Property/WBR113533



welcome to

Hughes Road, Wellingborough

- Detached town house
- Kitchen/breakfast room
- Five generous double bedrooms
- Two en-suites
- Garage and parking space

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBR113533](https://www.williamhbrown.co.uk/Property/WBR113533)



Property Ref:
WBR113533 - 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



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



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