



**Cotswold Drive, Wellingborough NN8 2JB**

**welcome to**

## **Cotswold Drive, Wellingborough**

Situated in the popular Wilby Way development, this well presented three bedroom detached family home is offered with no chain. Benefits include cloakroom, modern kitchen and bathroom, generous rear garden, three good size bedrooms, en-suite to master, driveway and garage.



### **Storm Porch Entrance Hall**

Part frosted double glazed door to front, radiator, stairs rising to first floor landing, wall mounted fuse box.

### **Cloakroom**

Frosted double glazed window to front, low level WC, pedestal wash hand basin, radiator.

### **Lounge**

14' 10" x 11' 10" ( 4.52m x 3.61m )

Double glazed window to front, radiator, coving to ceiling.

### **Kitchen/Breakfast Room**

15' x 9' 6" ( 4.57m x 2.90m )

Double glazed window and French doors to rear. Kitchen comprising built-in oven, hob and hood, wall mounted boiler, base and wall storage units, plumbing for washing machine and dishwasher, single drainer sink inset to work surface, built-in under stairs storage cupboard, radiator.

### **First Floor Landing**

Double glazed window to side, built-in storage cupboard, access to loft space.

### **Bedroom One**

9' 10" x 9' 1" ( 3.00m x 2.77m )

Double glazed window to front, built-in double wardrobe, radiator.

### **En-Suite**

Frosted double glazed window to front. Suite comprising built-in shower cubicle, low level WC, vanity unit with wash hand basin, radiator, tiled splash backs, extractor fan.

### **Bedroom Two**

8' 7" plus door recess x 8' 5" ( 2.62m plus door recess x 2.57m )

Double glazed window to rear, radiator.

### **Bedroom Three**

9' 5" x 6' 3" ( 2.87m x 1.91m )

Double glazed window to rear, radiator.

### **Bathroom**

Frosted double glazed window to side. Suite comprising paneled bath with mixer tap shower attachment, low level WC, vanity unit with wash hand basin, radiator, tiled splash backs, extractor fan.

### **Outside Rear Garden**

Enclosed with paved patio and remainder laid to lawn.

### **Parking**

Drive with parking for one car.

### **Garage**

Up and over door to front, eaves storage space, light and power connected, rear pedestrian access.



***view this property online*** [williamhbrown.co.uk/Property/WBR111546](http://williamhbrown.co.uk/Property/WBR111546)





**welcome to**

## **Cotswold Drive, Wellingborough**

- Detached family home
- Three bedrooms with en-suite to master
- Modern kitchen and bathroom
- Generous rear garden
- Drive and garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBR111546](http://williamhbrown.co.uk/Property/WBR111546)



Property Ref:  
WBR111546 - 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](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**