









welcome to

Ise Valley Way, Wellingborough

A generous three bedroom semi detached family home located on the popular Stanton Cross development. The property boasts a cloakroom, ensuite to master bedroom, southern aspect rear garden and driveway. Viewing is strongly recommended.













Storm Porch

Entrance Hall

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

Cloakroom

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

Lounge

15' 5" x 17' 2" (4.70m x 5.23m)

Double glazed patio door to rear, built-in understairs storage cupboard, radiator.

Kitchen

9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed window to front. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor hood, dishwasher, washing machine, fridge/freezer, wall mounted boiler, ceiling lights, tiled floor.

First Floor Landing

Hatch to loft, radiator.

Bedroom One

8' 9" \times 10' 1" (2.67m \times 3.07m) Double glazed window to front, radiator. Dressing Area: 5'7 \times 5'7 with built-in floor to ceiling wardrobes.

En-Suite

Frosted double glazed window to front. Suite comprising built-in double shower, pedestal wash hand basin, low level WC, tiled splash backs and floor, radiator.

Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed window to rear, radiator.

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m) Double glazed window to rear, radiator.

Bathroom

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

Outside Rear Garden

Patio, side pedestrian gate, patio and lawn.

Parking

Drive with parking for two vehicles.





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Ise Valley Way, Wellingborough

- Semi detached family home
- Well presented throughout
- Three generous bedrooms
- Cloakroom and en-suite
- Access to schooling and train station

Tenure: Freehold EPC Rating: B

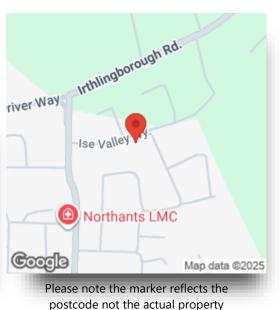
Council Tax Band: C

£320,000





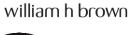




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Property Ref: WBR113912 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk

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.