



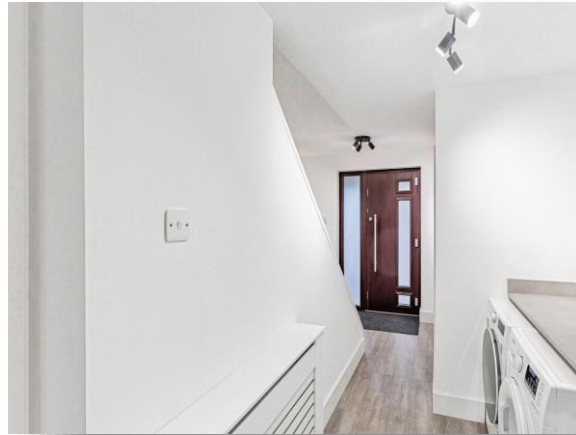
**Brampton Close, Wellingborough NN8 5XG**



**welcome to**

## **Brampton Close, Wellingborough**

A beautifully refurbished four bedroom detached family home occupying a generous corner plot in a cul-de-sac position, open plan living and situated in the highly sought after location of Gleneagles. FOR SALE WITH NO UPWARD CHAIN.



### **Storm Porch Entrance Hall**

Part frosted double glazed door to front with further frosted double glazed window to front. Stairs rising to first floor landing, radiator, wood laminate flooring.

### **Cloakroom**

Frosted double glazed window to front. Suite comprising wall mounted wash hand basin, low level WC, radiator, tiled splash backs and floor, radiator, coving to ceiling, fuse box.

### **Lounge**

18' 3" x 11' 8" ( 5.56m x 3.56m )  
Double glazed box bay window to front, electric radiator, coving to ceiling.

### **Kitchen/Breakfast Room**

12' 5" x 13' 4" narrowing to 9'2 ( 3.78m x 4.06m narrowing to 9'2 )  
Double glazed door to side, further double glazed window to rear. Kitchen comprising single drainer sink unit inset to work surface, further range of base and wall storage units, built-in dishwasher, oven, hob, space for American style fridge/freezer, built-in under stairs storage cupboard, wood laminate flooring.

### **Breakfast Area**

8' 4" x 9' 2" ( 2.54m x 2.79m )  
Double glazed patio door to rear, wood laminate flooring, radiator.

### **Utility Area**

6' 6" x 6' 4" ( 1.98m x 1.93m )  
Built-in larder unit, work surface, plumbing for washing machine, space for tumble dryer, radiator, wood laminate flooring.

### **First Floor Landing**

Double glazed window to side, hatch to loft space (boarded), radiator.

### **Bedroom One**

12' 11" x 11' 9" ( 3.94m x 3.58m )  
Double glazed window to front, radiator, coving to ceiling.

### **En-Suite**

Two frosted double glazed windows to front, built-in double shower cubicle with screen, vanity unit with wash hand basin, low level WC, built-in storage cupboard, tiled splash backs, wood laminate flooring, coving to ceiling.

### **Bedroom Two**

12' 5" x 8' 6" ( 3.78m x 2.59m )  
Double glazed window to rear, radiator, coving to ceiling.

### **Bedroom Three**

9' 6" x 6' 1" ( 2.90m x 1.85m )  
Double glazed window to rear, radiator, coving to ceiling.

### **Bedroom Four**

9' 6" x 6' 6" ( 2.90m x 1.98m )  
Double glazed window to rear, radiator, coving to ceiling.

### **Bathroom**

Frosted double glazed window to side. Suite comprising panelled bath with fitted shower and screen over, vanity unit with wash hand basin, low level WC, radiator, tiled splash backs, extractor fan, radiator, wood laminate flooring.

### **Outside Front Garden**

Block paved drive with parking for two vehicles, raised gravel bed, mature trees and grass borders.

### **Rear Garden**

Wrap around garden enclosed by brick wall and timber fencing, raised artificial lawn, patio area, gravel border, raised paved patio area.

### **Double Garage**

Twin doors to front, side pedestrian double glazed door and window to side.



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## **Brampton Close, Wellingborough**

- Detached family home
- Four bedrooms
- En-suite and cloakroom
- Generous corner plot
- Potential for further expansion (subject to planning)

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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