



163 Wollaston Road  
Wellingborough, NN29 7DD



**Simpson & Weekley**



"Looking for a family home or bungalow?" Set in the Northamptonshire village of Irchester sits this impressive four bedroom dormer bungalow offering extensive accommodation set over two floors and boasting a family sized rear garden, light and airy open plan kitchen dining room and benefits from solar panels, planning permission for a downstairs utility/further bathroom- leading off the kitchen, EV Charger (subject to negotiation), air source heat pump and double glazing throughout. The low maintenance front garden provides off road parking and the internal accommodation comprises entrance hall, refitted shower room, two double bedrooms, large open plan kitchen dining room with double doors to a separate living room where bi-fold doors lead you out to the beautifully maintained rear garden mainly laid to lawn with a raised decking area, paved patio, pond, sheds and various trees plants and shrubs. The first floor landing has doors leading to two further double bedrooms and a first floor w.c. The property also comes with plans for altering the first floor to create a shower room. A truly unique detached property whether you are looking for single storey living or a big family home. EPC Rating C, Council Tax Band D

£435,000



4



2



2

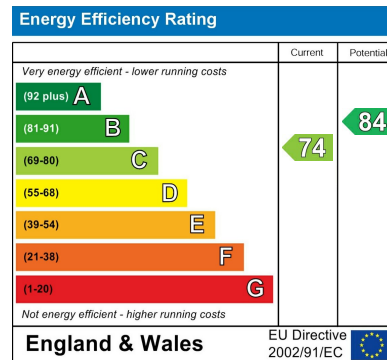


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TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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