



Total area: approx. 100.2 sq. metres (1078.2 sq. feet)



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23 Deeley Close, Wellingborough, NN8 1TG

£305,000

**\*\*CHAIN FREE\*\***

**SPACIOUS ACCOMMODATION & BOASTING A BRILLIANT POSITION WITH OPEN VIEWS!** This stunning three bedroom semi detached property is situated on the Stanton Cross development in Wellingborough and was constructed by renowned builders "Bovis Homes". This beautiful home is presented in first class condition with the current owner adding some nice finishing touches. Benefits include: Smart Kitchen with integrated appliances, quality bathroom & en-suite fittings, spacious kitchen/diner, UPVC double glazing, gas radiator central heating, 3 spacious bedrooms and quality floor coverings and interior decor throughout. To the front is a driveway which provides great off road parking and at the end of the driveway there is an open plan lawn garden area which could be used to create extra parking. To the rear is a pleasant garden which offers measurable privacy and is mainly laid to lawn with a patio area and gated side access.

A real special feature of this home to mention is the unique position, with a private road only accessing 4 properties in total and the beautiful open views over looking Stanton Cross country park. It is also only a short walk away from Wellingborough railway station as well as many other local amenities. This really is a unique home and must be viewed to appreciate its position and everything it has to offer.

OFFERED FOR SALE WITH NO UPWARD CHAIN!

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32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





Entrance Hall

Lounge  
14' x 11'1"

Large WC  
5'8 x 5'1"

Kitchen/Diner  
18'1 x 11'4"

Utility Room  
6'3 x 5'1"

Landing

Master Bedroom  
17'7 max narrowing to 9'7 x 10'4"

En-Suite  
7'9 x 5'2"

Bedroom 2  
13'1 x 10'7"

Bedroom 3  
11'4 max x 7'1"

Family Bathroom  
7'4 x 7'



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

