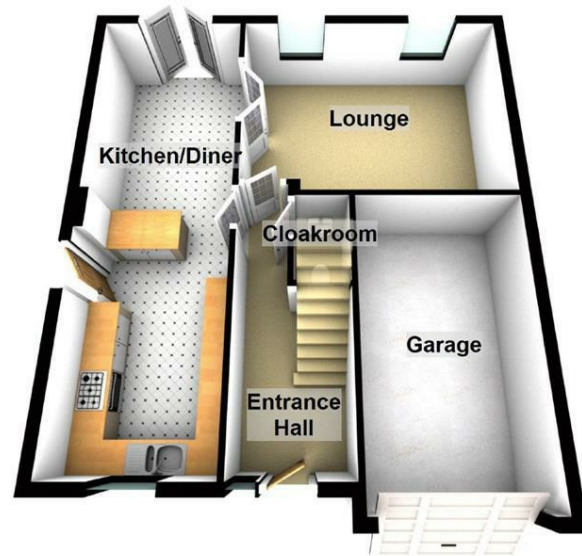


Ground Floor
Approx. 649.5 sq. feet



First Floor
Approx. 544.4 sq. feet



4 Cotswold Drive, Wellingborough, Northants, NN8 2JB

£375,000

GOOD SIZED REAR GARDEN ! A very well presented and improved 4 bedroom detached property with driveway and garage situated within the popular Wilby Way location on the Western outskirts of Wellingborough. This home is incredibly convenient for access to the A45 and Wellingborough ring road. Train services into London St Pancras International are frequent taking between 45 minutes and an hour making this home ideal for commuters all business people to get around the UK.

This lovely home is presented in good condition throughout and benefits include: Refitted kitchen which is open to the dining room, good sized lounge which over looks the rear garden, master bedroom with en-suite shower room, UPVC double glazing, gas radiator heating, downstairs WC and refitted stylish white family bathroom. To the rear is an excellent family garden which is larger than you would normally find for this type of modern estate home. The garden is mainly laid to lawn and has been professionally landscaped with modern sleepers and Indian sandstone paving and a smart raised decked area.

This is a great family home and would recommend a viewing to appreciate its location and size.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING 'D'





Hall

Ground Floor WC

Lounge
15'4" x 11'7"

Kitchen Diner
26'4" x 8'4"

First Floor Landing

Master Bedroom
14'9" max inc fitted wardrobe x 11'7" max

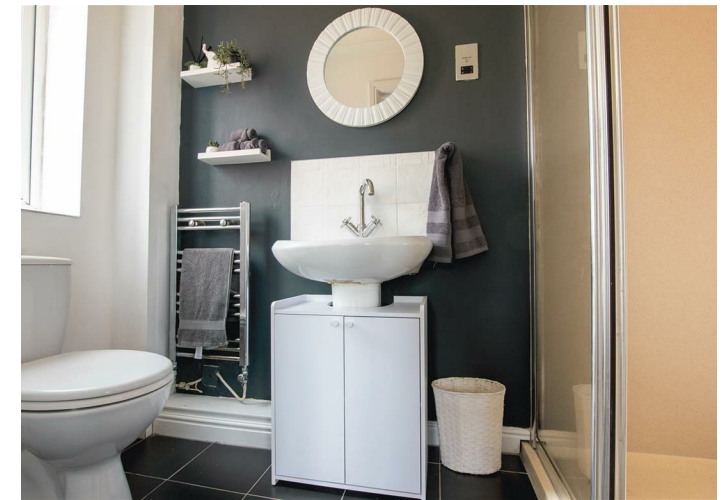
Ensuite Shower Room

Bedroom 2
11'7" x 8'4"

Bedroom 3
10'6" min x 8'9"

Bedroom 4
8'9" max x 8'9"

Family Bathroom



Tenure: Freehold
Council Tax Band: D

Viewing strictly by
appointment with
Hawksbys on 01933
724444

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!

