



Total area: approx. 125.2 sq. metres (1347.8 sq. feet)



9 Hidcote Close, Wellingborough, NN8 2JD

£375,000

A RARE & UNIQUE OPPORTUNITY! Located on the sought after Wilby Way development on the outskirts of Wellingborough is this spacious family home which boasts a unique position on a small and exclusive cul-de-sac consisting of just 4 detached homes which have a lovely outlook on to open fields, woodlands and a small fishing lake. The current owners have greatly improved this special home in recent years with no expense spared on quality fixtures and fittings. Benefits include: A brilliant family room/extra reception room (Converted Garage), conservatory, beautiful refitted kitchen, stylish refitted family bathroom and en-suite to master, 4 generous bedrooms, gas radiator central heating and quality floor coverings and interior decor throughout. To the front is an open plan lawn garden and double width driveway providing good off road parking in front of the integral single garage and a lovely outlook. To the rear is a good sized family garden which is mainly laid to lawn with a block paved patio area and some established trees that create a degree of privacy. This really is a terrific family home which must be viewed to appreciate its unique and special position and everything else it has to offer.

CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating : D





Entrance Hall
 Ground Floor WC
 4'9 x 3'3
 Lounge
 14' x 10'1
 Dining Room
 10'7 x 9'4
 Kitchen
 15'9 x 12'1 max
 Family Room
 17' x 7'11



Conservatory
 11'1 x 8'6
 Landing
 Master Bedroom
 12'10 max narrowing to 10'7 x 12'9
 En-Suite
 6'9 x 5'4
 Bedroom 2
 12'3 max x 9'8
 Bedroom 3
 12'6 x 8'1
 Bedroom 4
 9'9 x 8'8
 Family Bathroom
 6'6 x 6'6



Tenure: Freehold
 Council Tax Band: D

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!

