



Total area: approx. 209.7 sq. metres (2257.1 sq. feet)



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8 White Delves, Wellingborough, NN8 5XW

£775,000

THIS EXECUTIVE HOME BOASTS OVER 2,100 SQUARE FEET OF ACCOMMODATION ! A rarely available and individually designed detached family home situated on a generous plot within this prestigious cul-de-sac offering further potential to extend - subject to necessary permissions. This spacious home was a self build construction and the current owners have improved it in recent years with a double garage conversion which has created a large family room which is bright and airy and has many uses. Further benefits include: 4 double bedrooms all with built in wardrobes, en-suite to master bedroom, modern kitchen with integrated cooking appliances, large lounge measuring over 25ft in length, separate study, ground floor shower room, UPVC double glazing, gas radiator central heating and good quality floor coverings and interior decor. The property is approached via a large gravelled driveway providing parking excellent off road parking and has an open plan lawn garden. To the rear is a great sized family garden which is mainly laid to lawn with a large patio area and a smart covered decked area. the garden has an array of established trees, plants and bushes and offers a good degree of privacy. Properties in this area rarely come to the market and this really is an fantastic family home and to top it off it is being sold with NO UPWARD CHAIN !

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 224444

EPC Rating: C



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS







- Porch
- Entrance Hall
- Lounge  
25'5 x 12'10
- Family Room  
18'4 x 17'1
- Dining Room  
11'7 x 10'1
- Kitchen/Breakfast Room  
14'6 x 14'5
- Utility Room  
7'2 x 7'1
- Ground Floor Shower Room  
6'6 max x 6'7
- Home Office  
9'6 x 7'10
- Landing
- Master Bedroom  
14'10 max x 14'4 max narrowing to 10'10
- En-Suite Shower Room  
8'6 x 4'8
- Bedroom 2  
12'10 x 11'6
- Bedroom 3  
11'6 x 10'10
- Bedroom 4  
14'4 x 10'3
- Family Bathroom  
8'6 max x 8'1



Tenure: Freehold  
Council Tax Band: G

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!

