

hawksbys
service & people you trust



140 Fitzhugh rise, Wellingborough, NN8 6BU

£282,500



3



2



1





£282,500

140 Fitzhugh rise

Wellingborough, NN8 6BU

*EV CHARGING POINT*UPGRADED OPTIONS*DINING ROOM/4TH BEDROOM

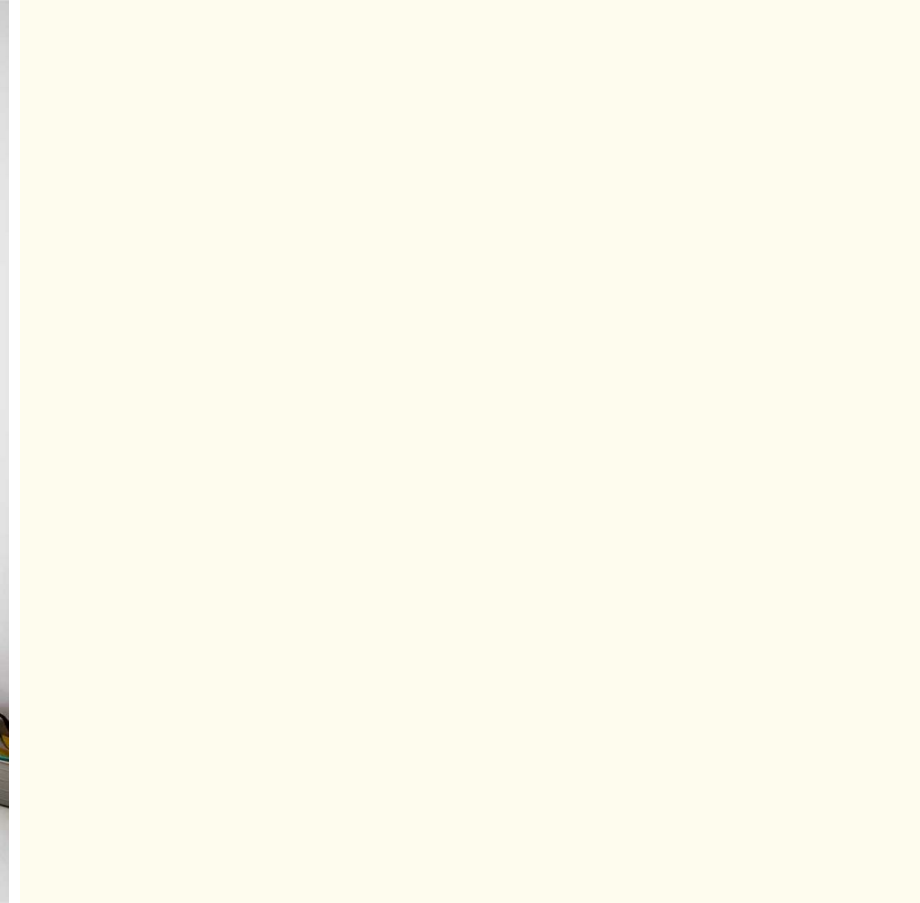
This recently constructed property is conveniently positioned on the Popular Glenvale Park development off the junction of Beaumont Road and Fitzhugh Rise. With its scenic location and range of local amenities, Glenvale Park has so much to offer. A short distance away in Wellingborough town centre you'll find a wide range of independent and popular high street stores, along with supermarkets and other essential services. The town also boasts two leisure centres, lovely parks, a museum, theatre and several cafes and restaurants. In addition to all this, Glenvale Park will provide new facilities including a community hub, retail areas, play area and open space. The immaculate accommodation comprises of a reception hallway with a store cupboard, cloaks WC, dining room/bedroom four and a well proportioned quality fitted kitchen/breakfast room to include a gas hob, oven, integrated washing machine and integrated fridge/freezer along with a pantry cupboard. The first floor landing gives access to a store cupboard, bedroom three and a living room which has a feature Juliette balcony. The second floor landing gives access to the master bedroom with an en-suite shower room, bedroom two and a bathroom complete suite with an upgraded electric shower unit with an additional oversized fixed shower head. The current owners have upgraded the property to include recess spotlights to a number of rooms, oversized fixed shower head units, porcelain tiled floors, partially boarded loft area and an electric power point for electric vehicles.

The property benefits further from radiator central heating, double glazed window units, a rear patio garden, a garage and a driveway offering parking for three vehicles.

We have been advised by the sellers that there is a development service charge of £200 per year.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44





Directions

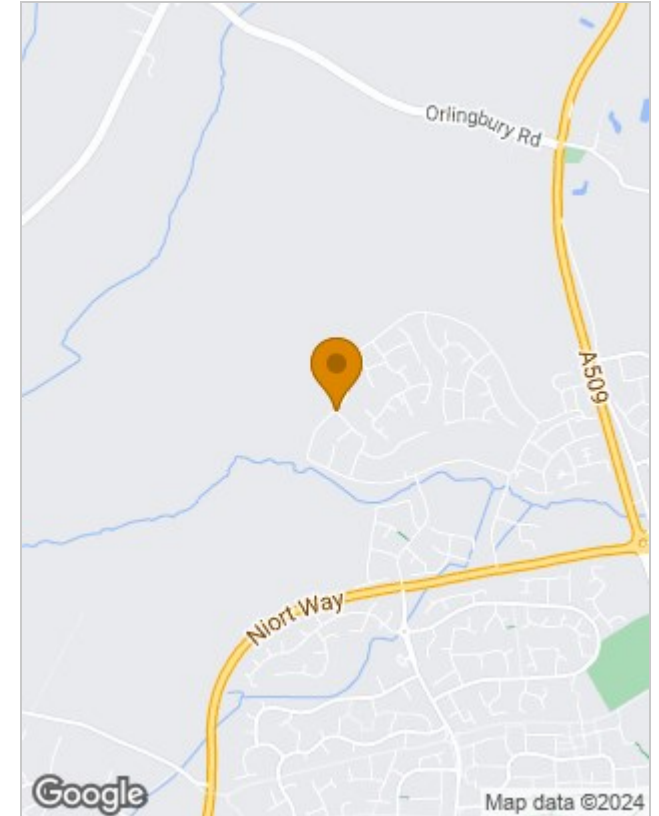




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.