



Total area: approx. 84.7 sq. metres (911.5 sq. feet)



1 Wittlich Road, Wellingborough, NN8 4GD

£309,995

A STYLISH FAMILY HOME ! This beautiful detached family home was originally constructed by David Wilson homes and is located in a small cul-de-sac on the popular Burrows Bush Development within Wellingborough. Burrows Bush is ideally located within walking distance of Wellingborough train station, town centre and many other local amenities.

This property really has been greatly improved by the current owners in recent years and is presented in excellent condition throughout. Benefits include: Spacious Lounge measuring over 17ft in length, smart refitted kitchen with integrated cooking appliances, refitted utility room to match, 3 good sized bedrooms, master bedroom with en-suite shower room, built in wardrobes in bedrooms 1 & 2, modern family bathroom and excellent floor coverings and interior decor throughout. To the right hand side of the property you will find a lovely walled garden which is mainly laid to lawn with a sandstone patio and a garden shed. At the rear of the property there is a designated parking area and there are 2 allocated parking spaces.

This really is a fantastic family home that is certainly ready to move straight in to, it must be viewed to appreciate its space, location and internal presentation.

CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Ground Floor WC
5'1 x 3'3

Lounge
17'5 x 10'3

Kitchen/Diner
17'4 x 9'8

Utility Room
5'4 x 5'2

Landing

Master Bedroom
12' x 10'3

En-Suite Shower Room
6'5 max x 5'1

Bedroom 2
10'6 x 9'5

Bedroom 3
8'9 x 6'6

Family Bathroom
6'2 x 5'7



Tenure: Freehold
Council Tax Band: C

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 ITS 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!