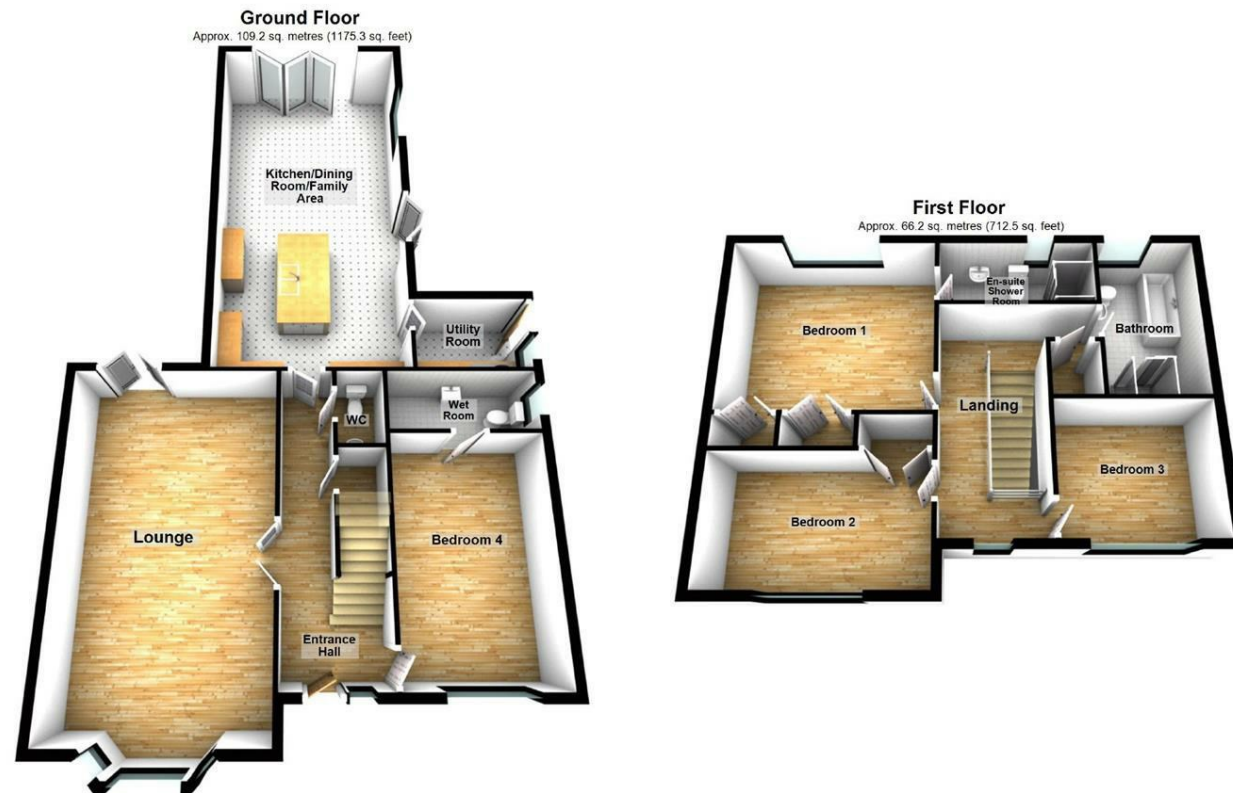




Total area: approx. 175.4 sq. metres (1887.9 sq. feet)



2a Torrington Road, Wellingborough, Northamptonshire, NN8

£450,000

5AF

A STUNNING EXECUTIVE HOME! We are delighted to offer to the market this individually built property, set within a popular Wellingborough location conveniently placed for the town centre and offers good road links. This fine home has been built to a high specification throughout with luxurious fixtures and fittings and offers superb family living throughout. Benefits include: IMPRESSIVE KITCHEN/DINING/FAMILY ROOM WITH BI-FOLD DOORS WHICH MEASURES OVER 29FT IN LENGTH, LARGE LOUNGE MEASURING OVER 23FT IN LENGTH, Underfloor heating to the ground floor and radiator central heating to the first floor. STYLISH EN-SUITE TO MASTER BEDROOM, LUXURY FAMILY BATHROOM WITH STEAM SHOWER ENCLOSURE, LIGHT OAK UPVC DOUBLE GLAZING & first class interior decor and floor coverings throughout. To give the layout in brief there is an entrance hall leading to a large lounge, a spacious kitchen/dining/living area with pitched roof perfect for entertaining and family living. Utility room, downstairs cloakroom and bedroom 4 with en-suite wet room. To the first floor there is a master bedroom with fitted wardrobes and an en-suite, 3 further double bedrooms and a family bathroom. To the front aspect is off-road parking for several cars with double gates leading to further parking in front of a heavy duty timber built garage/workshop & summer house. The rear garden is mainly laid to lawn with a large patio area. Viewing this fabulous home is the only way you appreciate the this superb property and its many, many features. A viewing is highly recommended.

EPC RATING 'D'

CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44





Entrance Hall

Lounge
23'8" max x 14'1"

Bedroom 4
16'1" x 10'3"

Wet Room/-En-Suite
10'3" x 4'3"

Ground Floor WC

Kitchen/Dining/Family Room
29'2" x 14'3"

Utility Room
8'1" x 5'4"

Landing

Master Bedroom
14'1" x 12'6" upt wardrobes

En-Suite Shower Room
10'8" x 5'2"

Bedroom 2
14'1" x 8'8"

Bedroom 3
10'7" x 8'11"

Family Bathroom
11'5" x 6'10"



Tenure: Freehold
Council Tax Band: F

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 a 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 POSTITION 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!