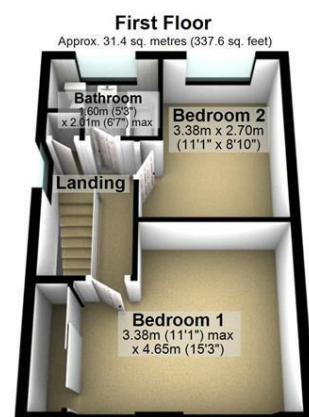
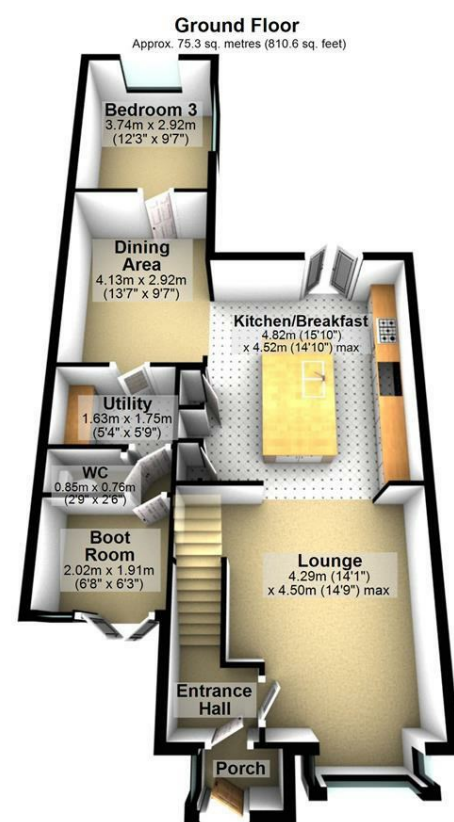




Total area: approx. 106.7 sq. metres (1148.2 sq. feet)





sales 01933 224444

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45a Torrington Road, Wellingborough, NN8 5AF

£320,000

A FANTASTIC FAMILY HOME WITH FLEXIBLE LIVING ACCOMMODATION AND BRILLIANT REAR GARDEN. Hawksbys are delighted to offer For Sale this substantially extended three bedroom detached family home located in a sought area of wellingborough. The current owners have added a huge 53 square metre ground floor extension to the side and rear which has created an impressive open plan kitchen/diner/breakfast area which measures 21 ft x 17ft and has a fantastic island which defines the spaces nicely. The newly fitted kitchen is of very high quality, sleek design and has integrated appliances to include wine cooler, dishwasher, instant boiling water tap and combination oven/microwave. At the rear of the dining area you will find a large third bedroom which was part of the new extension and has now created a flexible offering with this room having the option of many different uses and the potential to create a complete separate annex space. The ground floor WC, utility & boot room finishes the extension off nicely. To the rear is the most impressive southerly family garden which has been completely re-designed and landscaped by a professional gardening contractor. You enter the garden through the French doors off the kitchen onto the first enclosed patio area and you have a view right to the end of the garden which measures approximately 140ft. The different tiers are a mix of porcelain paving and artificial lawn and retained by modern sleepers and rock cages with inset LED lighting which looks very cool, it really is the most fantastic garden for entertaining and summer barbecues. To the front is a new block paved driveway which provides great off road parking and there are double doors which enter into the boot room as well as the entrance door. This property really is a one off and for anyone looking for an abundance of ground floor space, this is certainly for you.

CALL HAWKSBYs NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: B



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





Porch
Entrance Hall
Lounge
14'9 max x 14'1
Kitchen/Breakfast Room
15'10 x 14'10 max



Dining Area
13'7 x 9'7
Bedroom 3
12'3 x 9'7
Utility Room
5'9 x 5'4



WC
2'9 x 2'6
Boot Room
6'8 x 6'3
First Floor Landing
Bedroom 1
11'1 x 14'9 max
Bedroom 2
11'1 x 9'5 max
Bathroom
6'7 x 5'3



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 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!

