



3 The Promenade, Wellingborough, NN8 5AL

£725,000





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- Substantial Plot
- 4 double Bedrooms
- No Upward Chain
- Prime Location
- Long Tandem Garage

THE FINEST OF LOCATIONS! Situated in what is considered one of Wellingborough's most prestigious locations is this significant and prominent 4 bedroom detached dormer bungalow which boasts a large and beautiful plot. This spacious home has been loved and enjoyed as a family home for many years by the current owners who have extended it several times and have always kept it well maintained. It now offers 4 double bedrooms with two on the ground floor and two on the first floor, offering flexible accommodation and appealing to buyers of all ages. Further benefits include: Large lounge measuring over 20ft in length, pleasant dining room open to the conservatory, ground floor shower room, ground floor WC, radiator central heating, UPVC double glazing, fitted wardrobes and modern kitchen. To the front is an open plan lawn garden with an array of established trees and plants and a block paved driveway providing leading to the tandem length garage which measures over 31ft in length. The moment you step into the rear garden you get a real feeling and understanding of the expansive plot here and the garden is simply wonderful. It's laid to lawn with a central pathway and an array of mature trees, shrubs and bushes and two patio areas either side of the conservatory.

This location will always be sought after and we are delighted and excited to be able to offer this great home to the market with no upward chain. This home really must be viewed to appreciate its location, generous plot and living accommodation.

CALL HAWKSBYS FOR FURTHER INFORMATION AND TO ARRANGE YOUR VIEWING 01933 22 44 44.

Note*** We believe there is potential to develop this plot but no planning permissions have been granted. Also the property has oil fired central heating.



Entrance Hall

Lounge 20'8 x 13'4 max (6.30m x 4.06m max)

Dining Room 10'8 max x 9'9 (3.25m max x 2.97m)

Conservatory 14'3 max x 10'1 (4.34m max x 3.07m)

Kitchen/Breakfast Room 11'3 x 9'10 (3.43m x 3.00m)

Ground Floor Shower Room 8'4 x 2'7 (2.54m x 0.79m)

Ground Floor WC 8'3 x 2'9 (2.51m x 0.84m)

Bedroom 1 13'3 max x 11'4 (4.04m max x 3.45m)

Bedroom 2 11'5 max x 11'4 (3.48m max x 3.45m)

First Floor Landing

Bedroom 3 13'9 x 12' max (4.19m x 3.66m max)

Bedroom 4 13'8 x 10'2 (4.17m x 3.10m)

Bathroom 7'1 x 5'5 (2.16m x 1.65m)





Directions





Floor Plans



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.

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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	