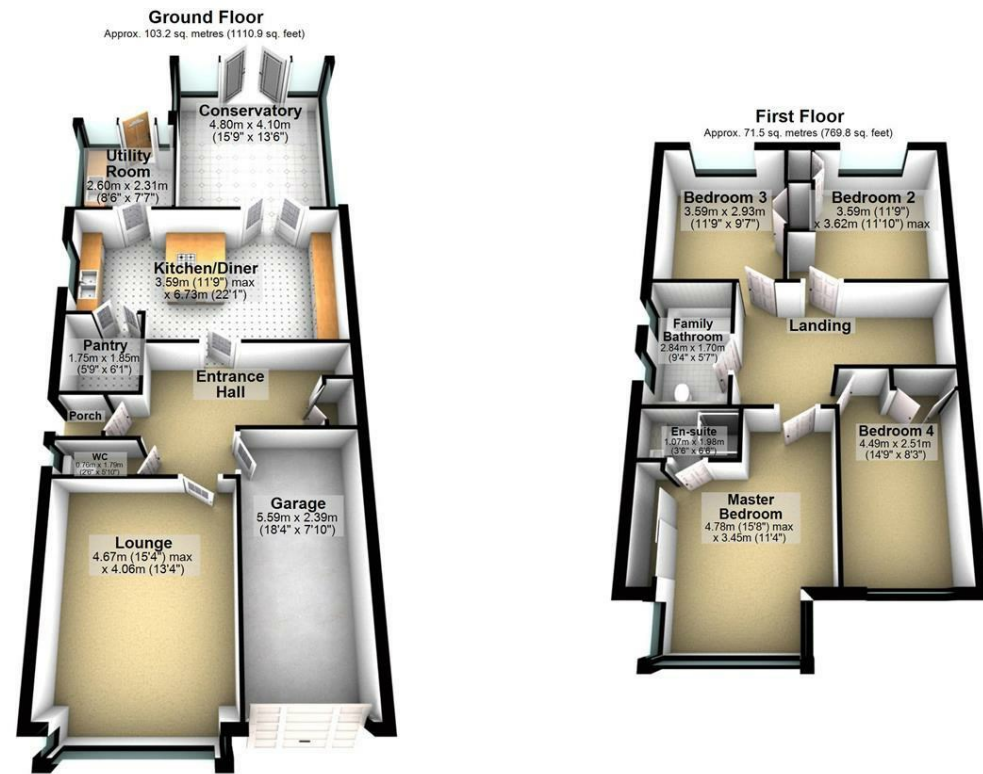




Total area: approx. 174.7 sq. metres (1880.7 sq. feet)



165 Wollaston Road, Irchester, Wellingborough, NN29 7DD

£440,000

A BEAUTIFUL DETACHED VILLAGE HOME ! Situated in the popular village of Irchester is this deceptive family home which boasts 4 double bedrooms with en-suite to master and an impressive open plan kitchen/dining/breakfast room flowing into a spacious conservatory with a modern log burner. The kitchen has been smartly refitted with double ovens, solid oak worktops and a brilliant walk in pantry which provides great storage. Further benefits include: Smartly refitted ground floor WC, bathroom and en-suite, bespoke window shutters on the bay window in the lounge & master bedroom, UPVC double glazing, gas radiator central heating and built-in wardrobes to all four double bedrooms. To the front is a block paved driveway providing good off road parking in front of a single integral garage which has an electric garage door and access door from the house. To the rear is a large garden which offers a great degree of privacy with an array of mature trees, plants and shrubs and its ideal for those family gatherings and summer parties. The garden is mainly laid to lawn with a sandstone and block paved patio area as well as a timber decked area and a substantial brick built barn/outbuilding which could be make an excellent garden bar. This really is an exceptional home and must be viewed to appreciate the space on offer and the quality of all the fixtures & fittings.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C



Porch

Entrance Hall

Lounge
15'4 max x 13'4

Ground Floor WC
5'10 x 2'6

Kitchen/Dining/Breakfast Room
22'1 max x 11'9 max



Pantry
6'1 x 5'9

Utility Room
8'6 x 7'7

Conservatory
15'9 x 13'6

Landing

Master Bedroom
15'8 max x 11'4 upto wardrobes



En-Suite
6'6 x 3'6

Bedroom 2
11'10 max x 11'9

Bedroom 3
11'9 x 9'7

Bedroom 4
14'9 x 8'3



Family Bathroom
9'4 x 5'7

Garage
18'4 x 7'10



Tenure: Freehold
Council Tax Band: D

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!