



Total area: approx. 279.4 sq. metres (3007.5 sq. feet)



70 Hardwick Road, Wellingborough, Northamptonshire, NN8

£725,000

5AG

A BEAUTIFUL & INDIVIDUALLY BUILT HOME ON A LARGE PLOT ! This stunning executive home was built in 1968 by renowned local building firm "Adams Builders". The original 1968 home has been transformed and further extended in recent years and its very impressive, boasting over 3000 square feet of accommodation. From top to bottom literally everything has been refitted to a very high standard and the huge ground floor living space is simply staggering. Benefits include, stunning kitchen, luxury family bathroom and 2 en-suites, 4 large bedrooms all with built-in wardrobes, UPVC double glazing, gas radiator central heating and first class floor coverings and interior decor. One of the large reception rooms on the ground floor is currently being used as a 5th bedroom which works very well for the current owners, having such large accommodation does makes it very flexible. To the front the house is well set back from Hardwick Road with a large gravelled driveway, open plan lawn gardens and mature trees. To the rear is a lovely family garden with a large patio area, lawn garden sheltered by a large established oak tree and substantial storage shed. This really is a beautiful and stylish home and it must be viewed to appreciate the amazing space on offer.

CALL HAWKSbYS NOW FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING 01933 22 44 44



Entrance Hall
 Sitting Room/Bedroom 5
 16'6 x 13'9
 Kitchen/Dining/Family Room
 40' max x 25'6 max
 Living Room
 23'7 x 13'10
 Games Room
 13'10 x 10'10
 Utility Room
 13'9 x 7'1



Boot Room
 4'11 x 3'9
 WC
 3'10 x 3'9
 First Floor Landing
 Master Bedroom
 24' max x 13'10
 En-Suite
 9'1 x 3'9



Bedroom 2
 17'2 x 10'7
 En-Suite
 12'10 max x 4'8 max
 Bedroom 3
 13'10 x 10'10
 Bedroom 4
 13'10 x 10'8
 Family Bathroom
 13'6 max x 11'7 max



Tenure: Freehold
 Council Tax Band: F

Viewing strictly by
 appointment with
 Hawksbys on 01933
 224444

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 IT'S 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!

