



17 Beech Drive, Wellingborough, NN8 3GG

£284,000

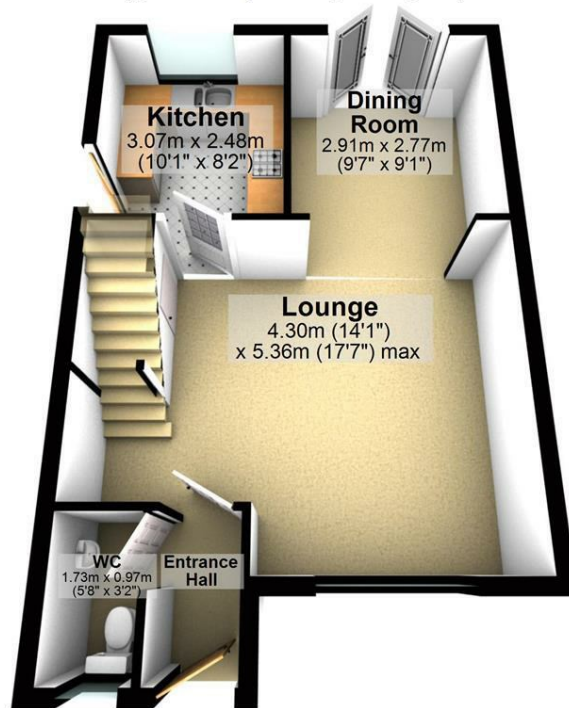
A BRILLIANT DETACHED FAMILY HOME ! Located in a very popular residential area, just off Brickhill Road in Wellingborough is this smart three-bedroom detached home which has been greatly improved by the current owners in recent years. Benefits include: Stylish refitted kitchen, bathroom & en-suite, spacious open plan lounge/dining area, ground floor WC, UPVC double glazing, gas radiator central heating, 3 well proportioned bedrooms and quality floor coverings and interior decor. To the front there is a driveway in front of a single garage. To the rear is a pleasant enclosed garden which is mainly laid to lawn with a patio area and gated side access.

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

NOTE\*\*\* This property has a single garage. The front photo shows 2 garages, the garage to the right hand side belongs to the neighbouring property.

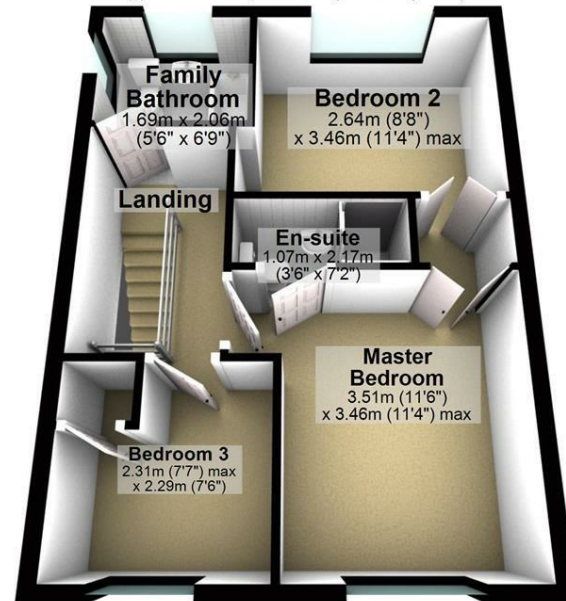
### Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)







Entrance Hall

WC

5'8 x 3'2

Lounge

17'7 max x 14'1

Dining Room

9'7 x 9'1

Kitchen

10'1 x 8'2

Landing

Master Bedroom

11'6 x 11'4 max

En-Suite

7'2 x 3'6

Bedroom 2

11'4 max x 8'8

Bedroom 3

7'7 x 7'6

Family Bathroom

6'9 x 5'6



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!

