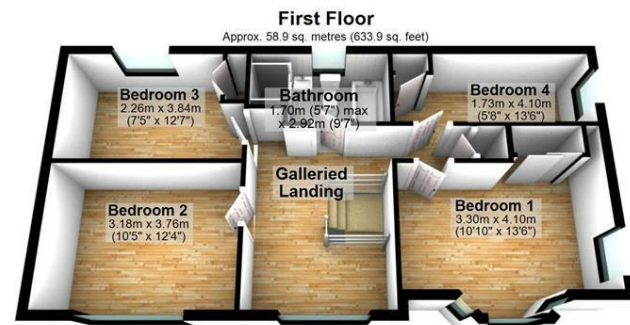
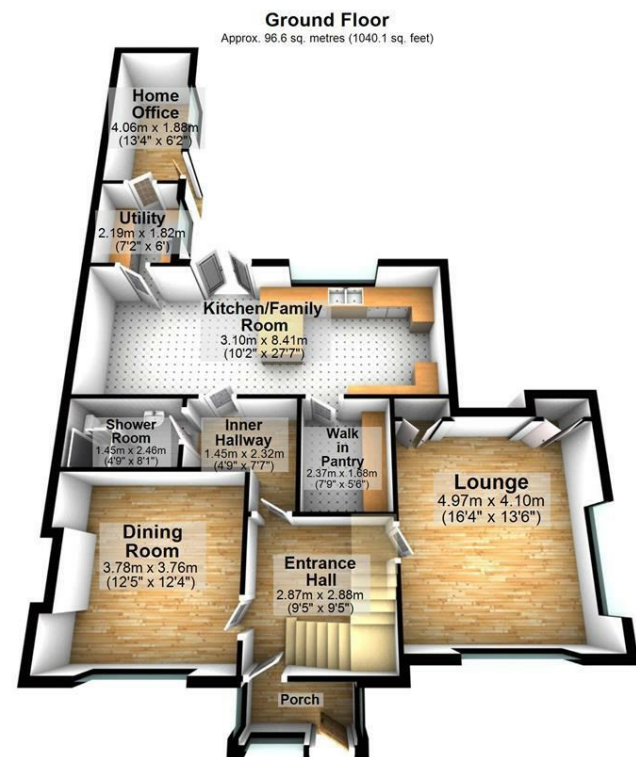




Total area: approx. 155.5 sq. metres (1674.0 sq. feet)



22 The Avenue, Wellingborough, NN8 4ET

£549,000

A BEAUTIFUL DETACHED HOME ! This extended family home boasts nearly 1700 square feet of accommodation and is presented in brilliant condition throughout with some stunning original character features to include: Original fireplaces, ornate detailed ceilings, stained glass feature windows, picture rails and the elegant staircase. The tree-lined Avenue in which it is located is a no-through road and sought after locally. Rarely do properties in "The Avenue" come on to the open market.

Over the years the current owners have loved and improved this attractive home sympathetically and it offers very attractive family accommodation to include 3 reception rooms, a fantastic 28 ft long kitchen/breakfast/family space with impressive kitchen with range cooker and granite worktops, walk-in pantry, utility room, downstairs shower room/WC, home office, impressive galleried landing, 4 bedrooms and a stylish refitted bathroom with separate double shower. Other features include gas radiator central heating, UPVC double-glazing to most windows, long block paved driveway, single garage and a private walled garden.

Convenient location within walking distance of the town centre and both primary and secondary schools. Fast rail access to London St Pancras in around 50 minutes from Wellingborough railway station.

This really is a special family home that must be viewed to appreciate the condition and space on offer.

CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



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Porch

Entrance Hall
9'5 x 9'5

Lounge
16'4 x 13'6

Dining Room
12'5 x 12'4 max into chimney recess

Inner Hallway

Shower Room
8'1 x 4'9



Kitchen/Breakfast/Family Room
27'7 x 10'2

Utility Room
7'2 x 6'

Home Office
13'4 x 6'2

galleried Landing

Bedroom 1
13'6 x 10'10 max

Bedroom 2
12'4 x 10'5

Bedroom 3
12'7 x 7'5

Bedroom 4
13'6 x 5'8

Bathroom
9'7 x 5'7



Tenure: Freehold
Council Tax Band: E

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!

