



**11 Charlbury Close**  
Wellingborough, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# 11 Charlbury Close

Wellingborough

NN8 2NS

£365,000

O'Riordan Bond is delighted to offer for sale this spacious four bedroom family home, located in quiet position on the popular Wilby Way estate, within easy access to the A45. Offered for sale with no onward chain.

Accommodation comprises entrance hall, cloakroom/WC, sitting room with feature fireplace and double doors to dining room, fitted kitchen/breakfast room, utility room, first floor landing, master bedroom with fitted wardrobes and en-suite, two further double bedrooms with fitted wardrobes, a single bedroom with fitted wardrobes and a family bathroom. Outside is an open plan front garden with lawn and driveway leading to an integral garage with light and power. The rear garden is established and enclosed with a patio area, lawn and side access. Further benefits include uPVC double glazing and gas radiator heating. (B/1200/M)

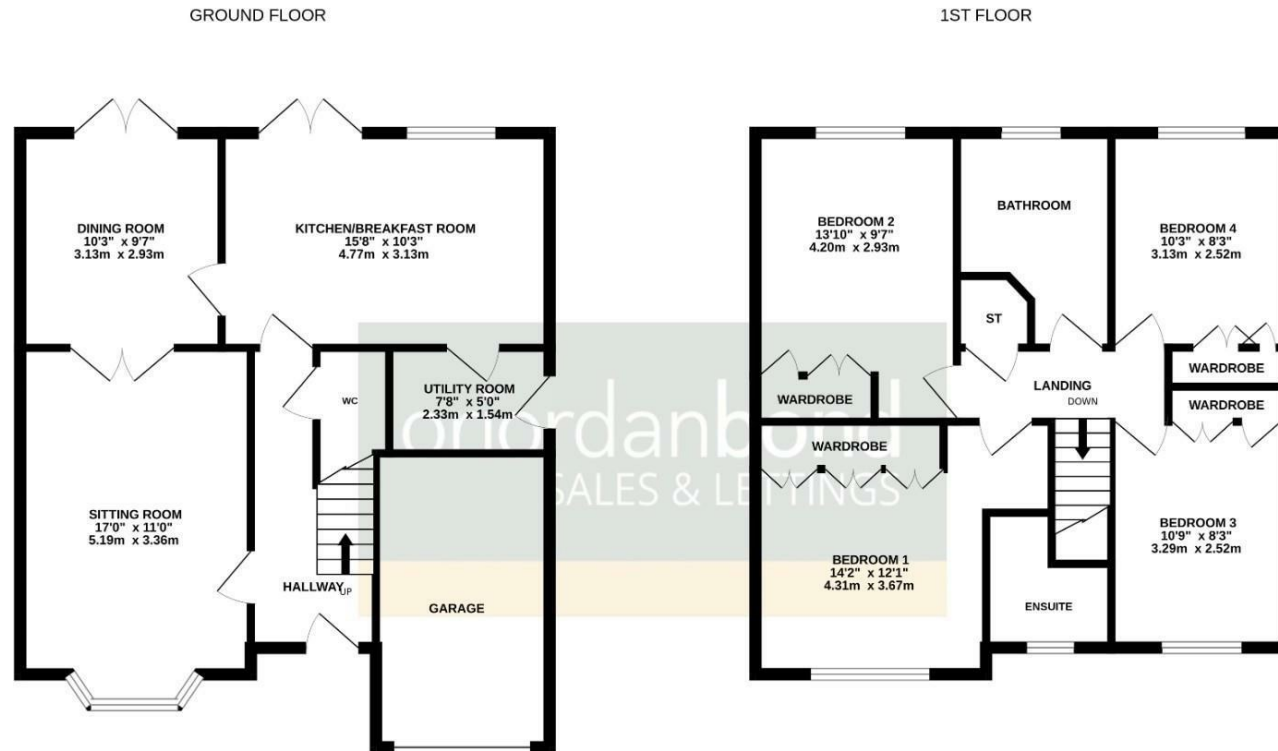
- Spacious four bedroom detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Enclosed rear garden
- Driveway and garage
- No onward chain





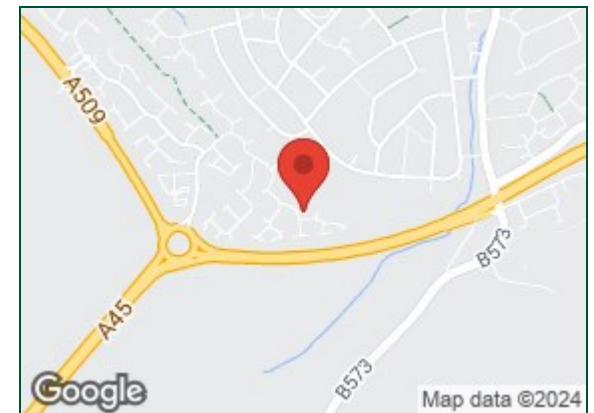






TOTAL FLOOR AREA : 1200sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: D
- Energy Efficiency Rating: C

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Earls Barton Sales**

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