



HARWOODS

Chartered Surveyors & Estate Agents



48 Hatton Park Road, Wellingborough
Northamptonshire NN8 5AH

£475,000 Freehold

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48 Hatton Park Road, Wellingborough, Northamptonshire NN8 5AH

A very spacious and well proportioned 1920s 4 bedroom period semi-detached house offering family living in the heart of the sought-after Hatton Park area of the town.

With good sized rooms and period features such as original timber wall panelling, an original feature stained glass window to the landing, original doors etc, this is a delightful house that must be viewed. The property is set back from the road with ample parking, single garage and a large established garden. The house has been sympathetically and stylishly updated and offers accommodation over 3 floors to include; 4 bedrooms, shower room, living room, dining room and a good sized kitchen/breakfast room. Other features include an impressive entrance hall with period panelling, downstairs cloakroom/toilet, gas radiator central heating and majority UPVC double-glazing.

Highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Part glazed front door with glazed surround. Wood strip floor, period oak wall and ceiling panelling, radiator, staircase rising to 1st floor landing, under-stairs cupboards, radiator and doors off to:

Cloakroom/WC

White suite comprising close-coupled toilet and corner washbasin. Tiled floor. UPVC double-glazed window to the side.

Sitting Room

15'6" x 12'0" (4.72m x 3.66m)

Open fireplace with timber mantle surround, radiator, ceiling coving, sliding partition doors giving access to the dining room, UPVC double-glazed French doors to the rear garden with similar double-glazed screen surround.

Dining Room

13'0" x 12'0" plus bay (3.96m x 3.66m plus bay)

Gas fire and mantle surround, radiator, dado rail and UPVC double-glazed bay window to the front.

Kitchen/Breakfast Room

15'6" x 12'0" max (4.72m x 3.66m max)

Deep butler style sink, work-surface areas, base cupboards, base drawers and wall mounted cupboards. Rangemaster oven, integrated dishwasher, radiator, feature stained glass circular window to the front, two UPVC double-glazed windows to the rear, UPVC double-glazed door to the rear garden and two double-glazed skylight roof windows.

First Floor Landing

Feature period stained glass window to the side, ceiling coving, radiator and doors off to:

Bedroom 1

13'1" max x 12'0" plus bay (3.99m max x 3.66m plus bay)

Radiator, ceiling coving and UPVC double-glazed window to the front.

Bedroom 2

15'6" max x 12'1" (4.72m max x 3.68m)

Radiator, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 3

11'7" max x 8'11" max (3.53m max x 2.72m max)

Radiator, airing cupboard with lagged hot water cylinder and UPVC double-glazed window to the rear.

Shower Room

9'1" x 5'11" (2.77m x 1.80m)

Vanity washbasin and walk-in shower with both rainfall shower head and hose shower fitting. Tiled walls, two radiators and UPVC double-glazed window to the front.

Toilet

White close-coupled toilet, dado panelling and UPVC double-glazed window to the side.

2nd Floor Bedroom 4

Approached from the first floor landing by way of a paddle staircase. The room has a radiator, large walk-in storage cupboard, under-eaves access and double-glazed skylight roof windows to the front, side and rear.

Front Garden

The house is set back from the road behind a deep front garden with lawn and driveway giving off road parking for several cars. A further vehicular access is available via the side shared driveway which gives access to the rear of the garden where there is a sectional single garage (see below).

Rear Garden

The rear garden is very established and has two patio areas, brick BBQ, lawn and well stocked borders. Greenhouse, timber storage shed and brick workshop (see below).

Workshop

13'10" max x 8'0" (4.22m max x 2.44m)

Plumbing for washing machine, lighting, power sockets. UPVC double-glazed window and Ideal Logic gas central heating boiler.

Garage

Council Tax Band

North Northamptonshire Council. Council tax band D.

Referral Fees

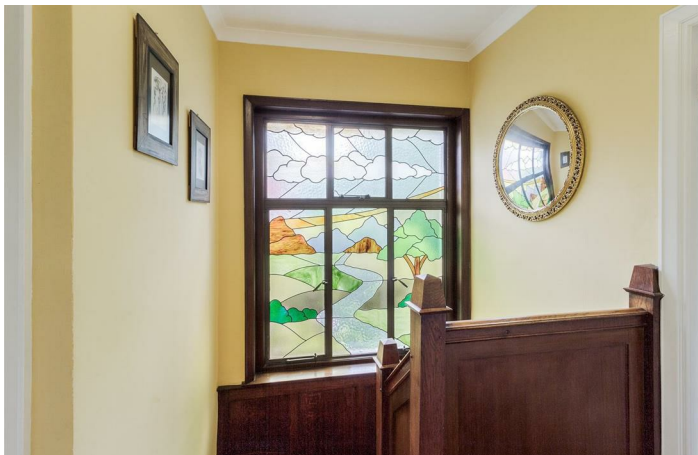
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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Total Area: 1588 ft² ... 147.5 m² (excluding workshop, garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	64	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		