



# HARWOODS

Chartered Surveyors & Estate Agents



14 Taylor Close, Wellingborough  
Northamptonshire NN8 5QU

Offers In The Region Of £320,000 Freehold

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## 14 Taylor Close, Wellingborough, Northamptonshire NN8 5QU

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Available with no onward chain. An established 4 bedroom detached family house situated in the sought after Gleneagles area of Wellingborough and within walking distance of local shop, leisure centre and schools. The property occupies a generous sized plot with a good sized garden extending to both the side and rear.

The accommodation includes a hallway, guest cloakroom/wc, lounge with patio door to the side garden, kitchen/breakfast room, first floor landing, good sized main bedroom with en suite, 3 further bedrooms and family bathroom. There is also a good sized garden building which the seller uses as a home office but would also make a useful workshop or garden playroom etc.

The property also has UPVC double-glazing, gas radiator central heating, owned micro-generating solar panels, driveway for two cars and a single garage. A wide gate gives access from the driveway into the garden to give secure storage for a trailer or similar.

Viewing is highly recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Double-glazed front door, radiator, ceiling coving and panel doors off to lounge-diner and Cloakroom/WC.

#### Cloakroom/WC

Close-coupled WC and corner wash basin. Radiator. Double-glazed window to the front.

#### Lounge/Diner

21'5" x 11'6" (6.53m x 3.51m)

Two double radiators, ceiling coving, double-glazed patio door opening to the side garden and further double-glazed window to the front.

#### Kitchen/Breakfast Room

11'9" x 11'4" (3.58m x 3.45m)

With a range of fitted to units incorporating base cupboards, base drawers, wall mounted cupboards and ample work-surface areas. 1.5 bowl single drainer stainless steel sink. Stainless steel gas hob, extractor hood and double electric oven. Plumbing for washing machine, plumbing for dishwasher, tiled floor, ceiling coving, under-stairs cupboard, Worcester gas central heating boiler and UPVC double-glazed window to the rear.

#### First Floor Landing

Loft access (with loft ladder, lighting and partial boarding), airing cupboard (lagged hot water cylinder and immersion heater) and doors off to:

#### Bedroom 1

18'8" x 8'2" (5.69m x 2.49m)

Radiator, over-stairs storage cupboard, double-glazed window to the front and door to en suite.

#### En Suite Shower Room

With white suite comprising close-coupled WC, vanity washbasin and shower. Radiator, extractor fan and double-glazed windows to the front and side.

#### Bedroom 2

12'0" x 9'1" (3.66m x 2.77m)

Radiator, fitted alcove wardrobes, ceiling coving and double-glazed window to the front.

#### Bedroom 3

9'4" x 8'2" (2.84m x 2.49m)

Alcove wardrobe, radiator, ceiling coving and double-glazed window to the rear.

#### Bedroom 4

9'5" x 7'1" (2.87m x 2.16m)

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

#### Bathroom

With white suite comprising close-coupled WC, pedestal wash basin and panelled bath. Tiled floor, part tiled walls, radiator and double-glazed window to the rear.

#### Outside

To the front of the property there is a driveway with space for two cars and access to the garage (see description below). A set of double gates also gives access directly into the side garden which would be useful for storing a trailer or similar.

The main garden extends to both the rear and side of the house and is a generous size. The garden has a lawn, decking area and paved patio. There is a large timber Home Office/Workshop (see description below).

#### Garage

16'2" x 7'10" (4.93m x 2.39m)

With remote operated roller door. Lighting and power sockets. Please note that the vehicle charging point is excluded from the sale and will be removed ahead of legal completion.

#### Home Office/Workshop

With two windows, lighting, power points and broadband line from the main house. Please note that the solar panels on the home office and battery installation is excluded from the sale and will be removed ahead of completion.

#### 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.

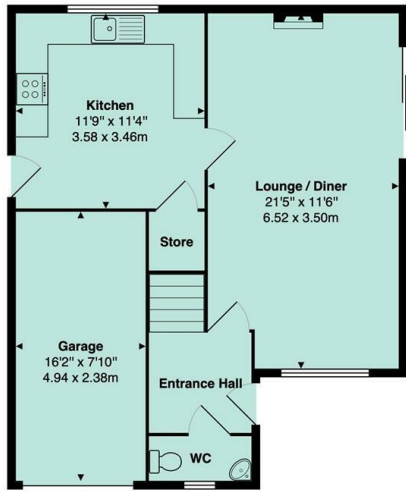
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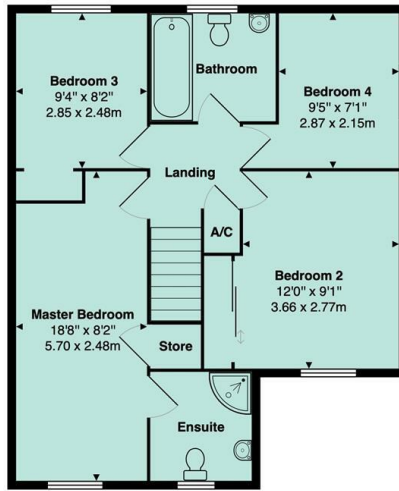


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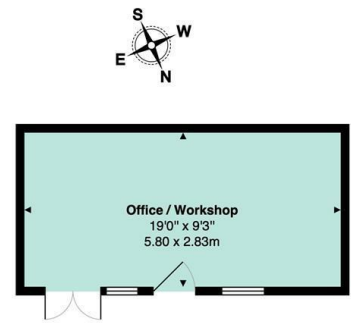
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Ground Floor  
Area: 457 ft<sup>2</sup> ... 42.5 m<sup>2</sup>



1st Floor  
Area: 588 ft<sup>2</sup> ... 54.7 m<sup>2</sup>



Total Area: 1046 ft<sup>2</sup> ... 97.1 m<sup>2</sup> (excluding garage, office / workshop)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	84	90

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