



HARWOODS

Chartered Surveyors & Estate Agents



40 Hardwick Road, Wellingborough
Northants NN8 5AD

Asking Price £525,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



40 Hardwick Road, Wellingborough, Northants NN8 5AD

An impressive and individual double bay fronted detached character house set on a tree lined road to the north of the town, on the edges of well regarded Hatton Park area. The house is positioned behind a deep driveway that provides off road parking for a number of vehicles and also has a detached double garage.

The property offers generous accommodation throughout, with a spacious hallway upon entering the house that features a period staircase that leads up to the first floor landing, good size bay fronted living that opens to a dining room, Victorian conservatory that looks onto the rear garden and a versatile separate reception room that is also bay fronted and currently used as an office. To the back of the property is a modern refitted kitchen, with integrated appliances and stone work tops, that opens onto a breakfast room. Behind the kitchen is a smart utility extension with vaulted ceiling that provides a shower room, cloakroom, work tops and washing facilities. Upstairs there are 4 double bedrooms with a 4 pieces en suite to the principle room and family shower room.

A rarely available property within the town, a viewing is recommended to appreciate all that the house has to offer.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Lounge

Lovely size front reception room that features a double glazed bay window to the front and additional window to the side that allows lots of light into the room. Fitted carpet, radiator, fireplace with inset electric fire, opening to the dining room.

Dining Room

Fitted carpet, double glazed window to the side, radiator, double glazed patio doors opening onto the conservatory.

Conservatory

Attractive Victorian style conservatory with vaulted roof that enjoys a lovely back drop of the rear garden. Featuring double glazed windows to the side and rear, patio doors opening onto the garden, laminate flooring and electric radiator.

Study

Versatile room that features a double glazed bay window, fitted carpet, radiator and doors to the hallway or office room.

Storm Porch and Hallway

Approaching the house from the front, double glazed door opening into a bright and spacious hallway that features a period stair case rising and stripped wooden flooring. Doors to all ground floor rooms.

Office/Store Room

Useful storage room that was previously used as a utility area. Door to the inner lobby, WC & Kitchen,

Cloakroom

WC, wash hand basin.

Kitchen

Smartly refitted kitchen featuring stone work tops that incorporate the sink and drainer. Tile splash backs. Base and wall mounted cupboards with under lighting. Integrated oven and grill, gas hob, fridge, chimney style extractor fan and dishwasher. Double glazed window to the side and door opening to the utility extension. Opening to the Breakfast Room.

Breakfast Room

Stripped wood flooring, double glazed window to the rear, radiator, Fitted cupboard, additional storage cupboard. Door to the hallway.

Utility Room

Smart rear addition that features Shower Room, Cloakroom with WC, work tops, steel sink and drainer, plumbing for a washing machine, double glazed window to the side and rear. Patio doors to the rear garden.

First Floor landing

Fitted carpet, doors to all rooms. loft hatch.

Bedroom 1

Lovely principle bedroom that features built in wardrobes, double glazed window to the side, fitted carpet, radiator, door to the 4 piece bathroom suite.

En suite

Modern suite consisting of a bath, separate shower, WC, basin with vanity cupboard under, built in storage cupboard.

Bedroom 2

Bright and spacious room with dual aspect windows, built in wardrobes, fitted carpet, radiator.

Bedroom 3

Double bedroom that looks out onto the rear garden and features built in wardrobe, fitted carpet and radiator.

Bedroom 4

Rectangular shaped double bedroom featuring double glazed windows to the front and side, radiator, and fitted carpet.

Shower Room

Good size suite featuring shower cubicle, WC, wash hand basin, airing cupboard, double glazed window to the rear, tiled splash backs.

Front Garden

Deep block paved driveway providing parking for multiple vehicles. Decorative bedding with an array of plants and shrubs. Side access leading to the rear garden.

Double Garage

Double garage with metal up and over door, one of which is remote controlled.. Power and lighting. Overhead storage space.

Rear Garden

Established rear garden that is a real feature of the property. Offering a good degree of privacy, the garden has a long lawn with bedding and trees to the borders that featuring an array of plants that bring lots of colour to the garden throughout the year. Pergola, block paved pathway leading to the bottom part of the garden,

Council Tax

North Northamptonshire Council. Tax F

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

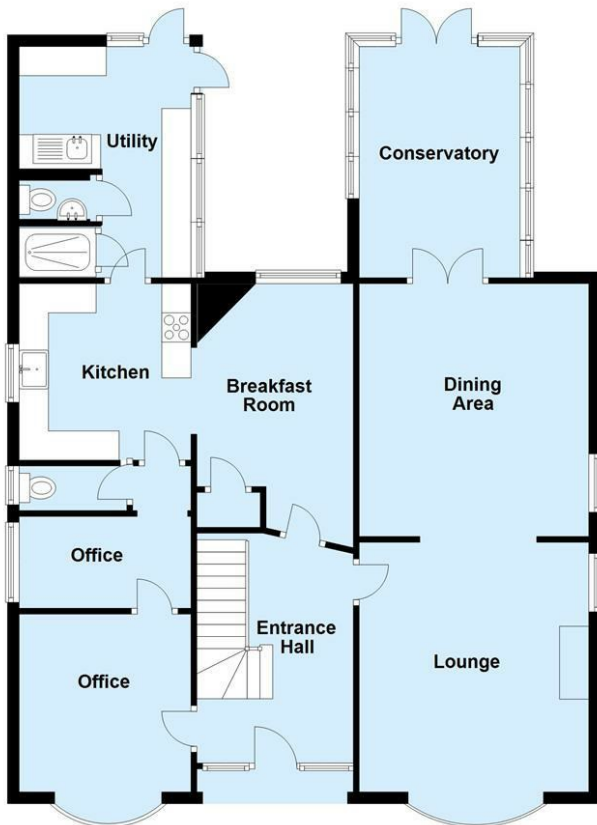




HARWOODS

Chartered Surveyors & Estate Agents

Ground Floor



First Floor



This plan is for illustrative purposes only and intended only as a general guide as to the approximate layout of the property. Thickness of walls and shape of rooms will not be accurate given the nature of this property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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	

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	