



# HARWOODS

Chartered Surveyors & Estate Agents



20 Hatton Avenue, Hatton Park,  
Wellingborough, Northamptonshire NN8 5AP

£495,000 Freehold

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## 20 Hatton Avenue, Hatton Park, Wellingborough, Northamptonshire NN8 5AP

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A spacious 5 bedroom late Victorian town house offering a wealth of period features and positioned on a tree lined avenue within the prestigious area of Hatton Park.

Located to the north of the town centre, the house is well placed for shops, schools and Wellingborough Train Station (providing a service to London St Pancras in around 50 minutes). Whilst being in the centre of the town, open countryside and parks including the picturesque Sywell Country Park are a short drive away. Additionally, Rushden Lakes Shopping Development is approximately a 15 minute drive from the property.

The house is elegantly presented and features a through hallway, cloakroom/WC, large bay fronted lounge with period fireplace that opens in to the dining room that features a wood burning stove. Beyond that is a refitted kitchen breakfast room that offers plenty of work top space and range cooker, that looks onto the colourful rear garden. Upstairs there are 5 impressive double bedrooms arranged over 2 floors with a modern ensuite shower room to the master and good size bathroom. Additionally there is a basement level that provides good additional space that offers the potential to be altered to an office or gym area.

Outside there is a small gated front garden, whilst to the rear is an attractive, well laid out garden that is one of many features the house has.

The house is tastefully presented and retains a number of original features associated with the era. The town houses on this very popular avenue have long been sought after and an early viewing is recommended to avoid disappointment.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Porch & Hallway

Period door into the porch area. Panelled part glazed inner door opening into the through hall that features a period arch, tile flooring and attractive staircase rising to the first floor. Doors to the cloakroom/WC, kitchen breakfast room, lounge and dining room. Concealed steps leading down to the lower ground floor basement.

#### Cloakroom/WC

With modern white suite comprising close-coupled WC and washbasin. Side window.

#### Lounge

Large, bright main reception room that features a front bay window, fireplace with stone mantle piece, alcove recess with fitted cupboards, stripped wood flooring, ceiling coving, radiator, opening that leads to the dining room.

#### Dining Room

Stripped wood flooring, ceiling coving, radiator, attractive feature fireplace with wood burning stove, 'Carrara' marble surround, alcove recess with fitted cupboard, window looking onto the garden.

#### Kitchen Breakfast Room

Modern, refitted kitchen that features base and wall mounted cupboards, solid wood work-tops, acrylic sink, tiled splash backs, 'Rangemaster' 5 ring hob and oven, plumbing for a dishwasher (existing dishwasher is included in the sale), wall mounted Ideal gas central heating boiler, double glazed window to the rear and single glazed window to the side. Side door to the garden. The kitchen is spacious and can incorporate a good size breakfast table.

#### First Floor Landing

Fitted carpet, radiator, loft hatch, doors to bedrooms 1, 2 & 5 and the family bathroom. Stairs rising to the 2nd floor.

#### Bedroom 1

A beautifully appointment principle bedroom suite with fitted carpet, radiator, bay window to the front, walk in wardrobe and en suite shower room.

#### En Suite Shower Room

Modern tiled suite that features a ceramic sink with vanity cupboard, WC and shower cubicle. Chrome towel radiator, tiled floor and extractor fan.

#### Bedroom 2

Good size double bedroom that features a decorative fireplace, carpet, radiator and window to the rear.

#### Bedroom 5

Double bedroom that is currently being used as an office but features carpet, radiator and window to the rear.

#### Family Bathroom

Bath with Mira Sport electric shower over, pedestal basin, laundry cupboard, archway through to WC. Tiled floor, radiator and two windows to the side.

#### Second Floor Landing

Carpet, loft access, doors to bedroom 3 & 4 and UPVC double-glazed rear window with views over the garden and bowling green behind.

#### Bedroom 3

Rectangular shaped double bedroom with fireplace, carpet, radiator, double glazed bay window to the front.

#### Bedroom 4

Lovely size 4th bedroom that features fireplace, carpet, radiator and UPVC double-glazed window to the rear with views over the rear garden and bowling green behind.

#### Lower Ground Floor Basement

Steps leading down to from the hallway to the basement area. Store room, main basement room that could be altered to a home office or gym and small laundry room. The main basement room has a window and door that leads up to the rear garden.

#### Front Garden

Courtyard garden with low wall and railings.

#### Rear Garden

Attractively landscaped garden that features a range of plants shrubs and trees. The garden is mainly lawned but also features a patio area that is ideal for entertaining on. Side gate that leads to the front of the property.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band E.

#### 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.

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