



# HARWOODS

Chartered Surveyors & Estate Agents



28 Hardwick Road, Wellingborough  
NN8 5AB

£335,000 Freehold

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## 28 Hardwick Road, Wellingborough, NN8 5AB

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Positioned on the edge of the desirable Hatton Park area of Wellingborough, an attractive 1930's built, bay fronted 3 bedroom semi-detached family home, that features a fantastic rear extension enhancing the already sizeable accommodation.

Upon entering the property, you are greeted with a spacious 'through hallway' that has doors leading off to the ground floor rooms, understairs storage cupboard and smartly refitted cloakroom. The front reception room is a lovely size that features a bay window and fireplace with working wood burning stove. The lounge opens onto a good size dining room featuring laminate flooring and fireplace, in turn opening onto the kitchen breakfast room that is a real feature of the house. Built in 2021 by the current owners, the contemporary kitchen provides an Island unit come breakfast bar that has stone worktops, integrated sink, washing machine, dishwasher and drinks fridge. A range of fitted units work down the flank wall that also have stone work tops and includes built in Fridge and Freezer. Bi-folding doors opening onto the rear garden complete the room, drawing plenty of light into the back of the house.

Upstairs there are 3 well proportioned bedrooms with built in wardrobes to rooms 1 & 2, whilst bedroom 3 is a good size single room with over stairs cupboard. Additionally, to the first floor is a stylish, refitted shower suite with wide shower tray and vanity unit.

Outside there is a attractively paved, enclosed rear garden with artificial lawn area for easy maintenance. At the front is a secluded garden that is raised from the road, which consists of lawn and gravelled areas.

Whilst there is no formal parking with the property the owners along with the neighbouring residents park their vehicles on the verge outside the front of the house.

This is a very smart family home that is well placed for shops, schools, the town centre and Wellingborough train station that provides a service to London St Pancras in under 50 minutes.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Double glazed door opening into a spacious 'through' hallway that has laminate flooring, window to the side, period staircase rising to the first floor, understairs storage cupboard and doors to all ground floor rooms.

#### Cloakroom

Smartly refitted cloakroom that features WC, wash hand basin and tile splash backs.

#### Lounge

11'0" x 12'11" (3.35m x 3.94m)

Bay fronted main reception room that features double glazed window, wood laminate flooring, brick fire place with wood burning stove, and radiator. Opening to the dining room.

#### Dining Room

11'11" x 11'11" (3.63m x 3.63m)

Good size dining room that features wood laminate flooring, radiator, fire place and opening to the kitchen breakfast room.

#### Kitchen Breakfast Room

The centrepiece of house is the stylish open plan kitchen that incorporates the extension carried out by the owners in 2021. Featuring a stone top island come breakfast bar, the kitchen offers plenty of work top space along with fitted appliances (to include a Fridge, Freezer, washing machine and dishwasher), range cooker with 6 ring gas hob, chimney style cooker hood, base and wall mounted cupboards and splash backs. At the back of the Kitchen are contemporary BI folding doors that open onto the rear garden, which coupled with the light well in the roof, allows light to flood the room.

#### First Floor Landing

Carpeted landing with side window, doors to all rooms and loft hatch (the seller advises that there is some boarding in the loft).

#### Bedroom 1

11'10" x 9'9" (3.61m x 2.97m)

Fitted carpet, built in wardrobes, double glazed window to the rear and radiator.

#### Bedroom 2

12'0" x 11'6" (3.66m x 3.51m)

Fitted carpet, built in wardrobes, radiator and bay fronted double glazed window.

#### Bedroom 3

6'7" x 8'10" (2.01m x 2.69m)

Fitted carpet, double glazed window, radiator, over stairs cupboard.

#### Shower Room

Stylish suite that was refitted by the current owners. Featuring a wide shower cubicle, wash hand basin, with vanity unit, perspex splash backs, WC, double glazed window and airing cupboard housing the Combination Boiler.

#### Front Garden

Established, raised garden that features decorative lawn, paved and gravelled areas. Gated side access to the rear garden.

#### Rear Garden

An attractive, predominantly paved garden with artificial lawn for easy maintenance. The garden is timber fence enclosed, has a brick built outbuilding and features a good size patio area that is ideal for entertaining.

#### Parking

There is no formal parking with the property but the residents park their vehicles on the verge outside the front of the house. The sellers own 2 vehicles and advise that they generally can park in front of the property the majority of the time.

#### Council Tax

North Northamptonshire Council. Band D rating. This rating may change due to the Improvement indicator on the Council Website being marked as 'Yes'.

#### Wanting to View?

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

#### 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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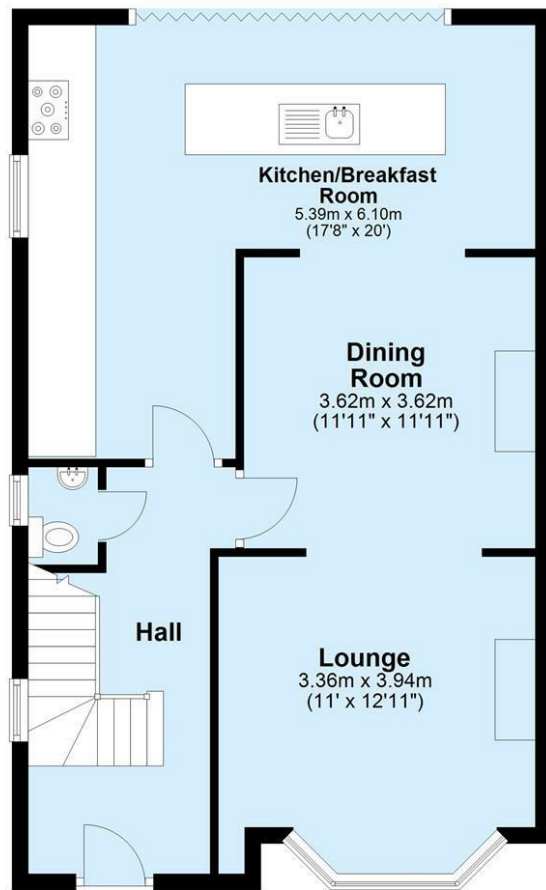




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## Ground Floor



## First Floor

