



# HARWOODS

Chartered Surveyors & Estate Agents



20 Pyrus Close, Wellingborough  
Northamptonshire NN8 1GG

£435,000 Freehold

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# 20 Pyrus Close, Wellingborough, Northamptonshire NN8 1GG

Situated in Stanton Cross, Wellingborough, this well specified detached house, built in 2022, offers a perfect blend of modern living and convenience. Spanning an impressive 1,350 square this is an ideal home for families or those seeking extra space.

The thoughtful layout creates a warm and inviting atmosphere and includes a generous sized hallway, study, living room with French doors, spacious well fitted kitchen/dining room with bi-fold doors, 4 sensible sized bedrooms, en suite and main bathroom. The ground floor has easily maintained wood look ceramic tiling which is really practical and gives a modern look.

For those commuting to London, this property is exceptionally well-situated. Wellingborough Railway Station is a mere three minutes by car, or a pleasant 20-minute walk, making it an excellent choice for professionals seeking easy access to the capital. Additionally, the nearby Stanton Cross Primary School is within walking distance, providing a convenient option for families with young children.

The property also offers practical amenities, including parking for two cars side by side and a good sized single garage, ensuring ample space for vehicles and storage. One of the standout features of this home is the stunning views to the west, overlooking the picturesque parkland opposite and to the town beyond.

In summary, this modern detached house in Stanton Cross is a fantastic opportunity for those looking for a stylish and convenient home in Wellingborough. With its spacious layout, excellent transport links, and proximity to local amenities, it is a "must see" property. Viewing highly recommended.

## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Composite double-glazed front door, insect ceiling lighting, staircase rising to 1st floor landing, double radiator and panelled doors off to all ground floor rooms.

### Cloakroom/WC

A good sized cloakroom with white suite comprising close-coupled WC and pedestal wash basin. Radiator & extractor fan.

### Study

11'2" x 6'1" (3.40m x 1.85m)

Radiator, ethernet point, inset ceiling lighting and UPVC double-glazed window to the front with lovely outlook over the parkland.

### Living Room

16'2" x 11'2" (4.93m x 3.40m)

Two radiators, ethernet point, telephone point and UPVC double-glazed French doors to the rear garden with UPVC double-glazed panels flanking.

### Kitchen/Dining Room

22'6" max x 14'11" max (6.86m max x 4.55m max)

Comprehensively fitted with anthracite coloured units comprising 1.5 bowl built-under sink with mixer tap, manufactured quartz worktops, base cupboards, base drawers and wall mounted cupboards. Range of Bosch appliances including 5 ring induction hob, stainless steel extractor hood, integrated dishwasher, integrated fridge/freezer, fitted microwave and electric oven. Under cabinet LED lighting, inset ceiling lighting, two radiators, UPVC double-glazed window to the front with views over parkland, UPVC double-glazed window to the side and wide bifold double-glazed door to the rear garden. Under stairs utility cupboard with plumbing for automatic washing machine. .

### First Floor Landing

Radiator, inset ceiling lighting, loft access, over-stairs cupboard, UPVC double-glazed window to the rear and panelled doors off to all bedrooms and family bathroom.

### Bedroom 1

15'2" max x 10'7" max exc door recess (4.62m max x 3.23m max exc door recess)

Double radiator, double built-in wardrobe, UPVC double-glazed window to the front with views over the Parkland and door off to en suite.

### En Suite Shower Room

White suite comprising close-coupled WC, pedestal washbasin and large shower enclosure with rainfall shower head and hand shower fitting. Tiled floor, tiled walls, chrome towel radiator, inset ceiling lighting, extractor fan and UPVC double-glazed window to the side.

### Bedroom 2

11'2" x 11'0" min (3.40m x 3.35m min)

Radiator and UPVC double-glazed window to the front with open views over the parkland.

### Bedroom 3

11'2" x 7'8" (3.40m x 2.34m)

Radiator and UPVC double-glazed window to the rear.

### Bedroom 4

10'6" x 7'7" (3.20m x 2.31m)

Radiator and UPVC double-glazed window to the front with open views over the parkland.

### Bathroom

With white suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower over bath and glazed shower screen. Chrome towel radiator, tiled walls, tiled floor, inset ceiling lighting and UPVC double-glazed window to the rear.

### Front Garden & Driveway

Lawn and lavender planted borders. Small olive tree. Path to front door. To the side of the property there is a double width tarmac driveway with parking for two cars side by side. Please note that the EV charge point is specifically excluded from the sale but may be available by separate negotiation. The driveway gives direct access to the garage.

### Garage

19'8" x 10'6" max (5.99m x 3.20m max)

A generous sized single garage with lighting, power sockets and ethernet point.

### Rear Garden

41'6" depth x 35'0" width approx (12.65m depth x 10.67m width approx)

The rear garden is fully enclosed and has a lawn and paved patio areas. External power sockets. Side pedestrian gate.

### Estate Management Charge

We understand from the seller that there is an estate management charge but at the time of preparing these particulars we are waiting for the full details.

### 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.

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.





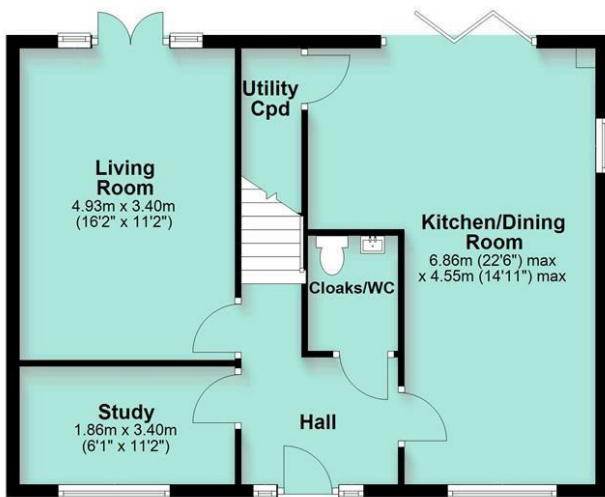


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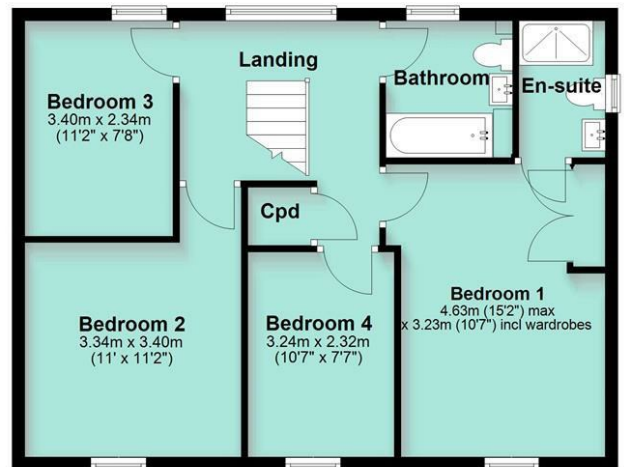
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Ground Floor



First Floor



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Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 93        |
| (81-91) B                                   |  | 85                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |