



29 Haddon Close, Wellingborough
NN8 5ZB

£370,000 Freehold

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A smartly presented 4 bedroom detached family home, positioned to the north of the town centre on the popular residential estate of The Gleneagles. Located at the top of a cul de sac, the house is conveniently placed within walking distance of the well regarded Redwell School, Tesco Express and Kilborn Park. Wellingborough train station is approximately 2.5 miles from the house, with a service to London St Pancras in under 50 minutes.

Featuring UPVC double glazing and gas central heating, the accommodation consists of a spacious 'through' hallway, lovely size lounge that opens to the dining room, refitted cloak room and a modern refitted kitchen with utility recess. To the first floor are 4 well proportioned bedrooms (refitted en suite to the master) and modern refitted bathroom suite.

Outside, at the front is a hardstanding driveway providing parking for a couple of cars, a single garage and EV charging point. To the rear is an stylish, landscaped garden that enjoys a sunny, southerly facing.

The house would be ideally for a growing family and a viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front under a canopy porch and via a composite double glazed door, kardene flooring, radiator, stairs rising to the first floor, doors to all downstairs rooms.

Cloakroom

Smartly refitted suite with WC, wash hand basin and vanity unit, splash backs, extractor fan, and radiator.

Living Room

12'1" x 14'8" (3.68m x 4.47m)

A bright and spacious room that looks onto the rear garden and features fitted carpet, refitted fire place with granite hearth and surround, mantle piece over, UPVC double glazed windows to the rear, radiator, ceiling coving.

Dining Room

12'3" x 8'8" (3.73m x 2.64m)

Lovely size dining room that opens to the living and features fitted carpet, UPVC double glazed sliding door to the rear, radiator, and ceiling coving.

Kitchen and Utility

8'7" x 10'8" (2.62m x 3.25m)

Modern, refitted kitchen that features wall mounted and base level cupboards, soft close pull out drawers, works tops, steel sink and drainer, splash backs, integrated induction hob, oven with chimney style cooker hood over, breakfast bar with radiator under, kardene flooring, plumbing for a washing machine, UPVC double glazed window to the front, UPVC double door to the side.

First floor landing

Fitted carpet, doors to all rooms, loft hatch, airing cupboard housing the hot water cylinder.

Bedroom 1

14'2" x 9'2" (into wardrobe) (4.32m x 2.79m (into wardrobe))

Spacious double room that features built in wardrobes fitted carpet, , UPVC double glazed window to the front, radiator, and door to the en suite.

En suite

Stylish refitted suite that features WC, shower cubicle, wash hand basin with vanity unit under, UPVC double glazed window to the front, extractor fan, splash backs.

Bedroom 2

12'1" x 8'8" (into wardrobe) (3.68m x 2.64m (into wardrobe))

Fitted carpet, UPVC double glazed window to the rear, radiator.

Bedroom 3

12'1" x 8'8" (into wardrobe) (3.68m x 2.64m (into wardrobe))

Fitted carpet, UPVC double glazed window to the front, radiator.

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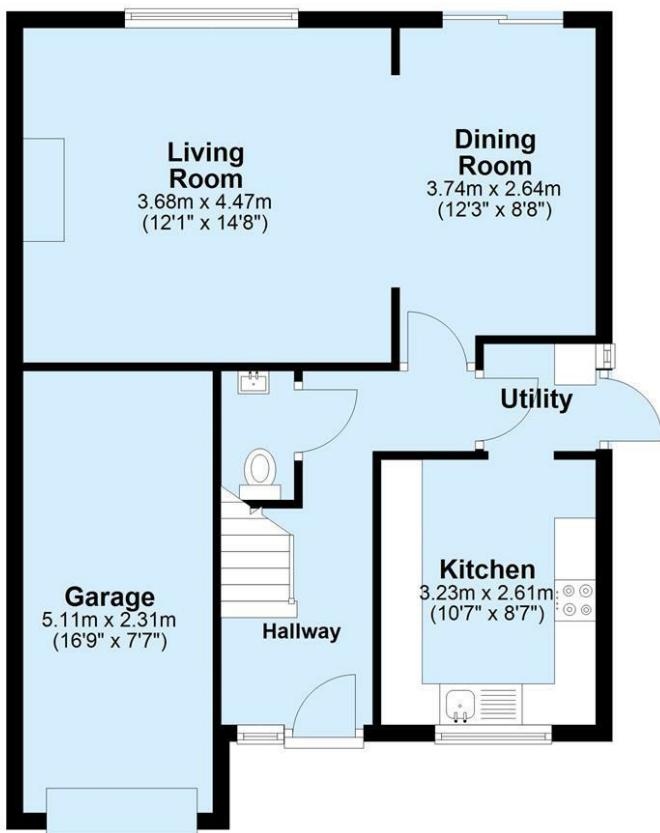
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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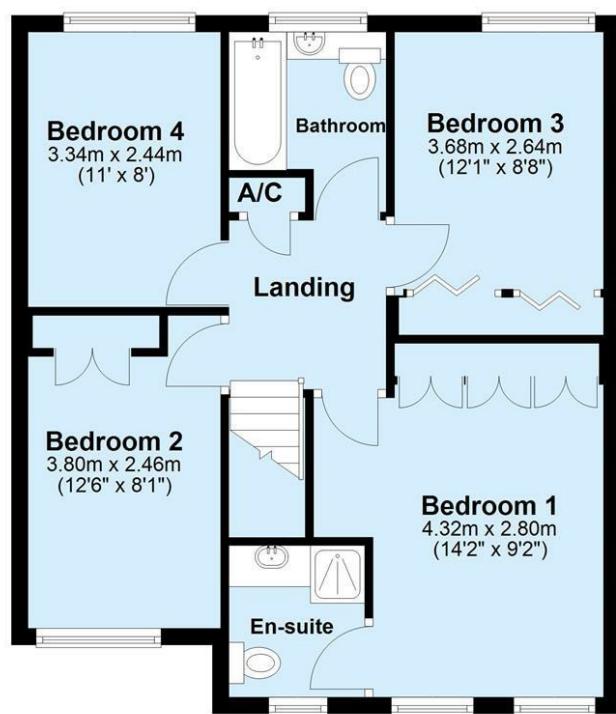




Ground Floor



First Floor



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	