



# HARWOODS

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3 Debdale Road, Wellingborough, Northamptonshire NN8 5AA

£350,000



### 3 Debdale Road, Wellingborough, Northamptonshire NN8 5AA

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Located on a tree lined road within the sought after Hatton Park area of Wellingborough, a beautifully presented double bay fronted period property within walking distance of the town centre facilities.

The house features a wealth of characteristics associated with properties of this era including high ceilings, sash windows, Minton tiled flooring (where specified) along with bright and spacious rooms. The accommodation comprises of a through hallway, large living room, dining room, attractive shaker style kitchen, downstairs cloakroom, tasteful bathroom suite, 4 bedrooms (3 doubles and a single) and an elegant landscaped garden with a sunny aspect.

Additionally, the house features a larger than normal garage (Measuring approx 16 ft x 18 ft) with electric roller door and hard standing driveway.

This is a delightful house that would suit a family wanting lots of space and an early viewing is recommended.



### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Storm porch and through hallway

Enter from the front via storm porch. Attractive period hardwood door with inset decorative glass panes leading into the through hallway, 'Minton' tiled flooring, radiator, feature arch, coving, door to the living room and dining room (leading onto the kitchen). Dog legged period staircase raising to the first floor. Doors to:

#### Cloakroom

Tiled flooring, wood panelled splash backs, WC, wash hand basin, sash window to the side, radiator.

#### Living Room

12'3" x 24'3" (3.73m x 7.39m)

A bright and spacious bay fronted room with sash windows, fitted carpet, radiator, free standing multi fuel burner on a tiled hearth, wooden mantle piece, cornice coving, ceiling roses, glazed door opening onto the rear garden.

#### Dining Room

10'6" x 10'5" (3.20m x 3.18m)

Quarry tiled flooring, radiator, sash window to the side, coving, archway to the kitchen.

#### Kitchen Breakfast Room

10'01" x 16'10" (3.07m x 5.13m)

A beautiful fitted shaker style kitchen with wooden work tops, deep butler sink, base and wall mounted cupboards, freestanding range cooker, quarry tiled flooring, UPVC double glazed window to the side and rear, concealed Potterton standing boiler and door to the utility.

#### Utility

5'11" x 10'1" (1.80m x 3.07m)

Tiled flooring, plumbing for washing machine, UPVC double glazed window to side and rear, UPVC patio doors leading to the back garden.

#### First Floor Landing

Stairs rising from the hall with attractive period balustrade, UPVC double glazed window to the side, fitted carpet, doors to all bedrooms and family bathroom.

#### Bedroom 1

11'11" x 15'4" (3.63m x 4.67m)

Stripped wooden flooring, UPVC double glazed window to the rear, period cast iron fireplace, shower cubicle with tiled splash backs.

#### Bedroom 2

11'6" x 10'7" (3.51m x 3.23m)

Fitted carpet, UPVC double glazed window to the rear, wash hand basin, radiator, coving.

#### Bedroom 3

Sash bay windows to the front, laminate flooring, storage cupboard, radiator, steps to the attic space.

#### Bedroom 4

8'9" x 6'0" (2.67m x 1.83m)

Stripped wood flooring, sash window to the front, radiator.

#### Bathroom

Stripped floor boards, tiled splash backs, panelled bath with mixer shower over, WC, basin, UPVC double glazed window to rear.

#### Attic Room/Storage

Suitable for storage purposes only and not considered by the agent to be part of the habitable accommodation.

#### Outside

To the front is a small courtyard garden with dwarf wall, paved pathway leading to the front door and decorative slated area underneath the bay window. Gated side access to the underpass which leads to the back garden.

To the rear is an attractively landscaped Victorian wall

garden with a south westerly facing aspect. The garden is divided into 3 areas, with a courtyard garden closest to the house which features a cobbled patio area along with gravelled and shrub boarders. The middle section is partly screened with an archway leading to a mainly lawn garden with a dividing paved pathway and an array of plants and trees. At the bottom of the garden are steps that lead up to a raised decked area, whilst there are steps that also lead down to the garage. The raised decked area is partly surrounded by an attractive balustrade and is screened from the road by fencing.

#### Garage

16'1" x 18'00" (4.90m x 5.49m)

Access via Hardwick Road. Hard standing driveway leading to the garage, with electric roller door, power and lighting.

#### 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). Our offices are open from Monday to Friday from 9:00 until 6:00, Saturday from 9:00 until 4:00.

#### 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.







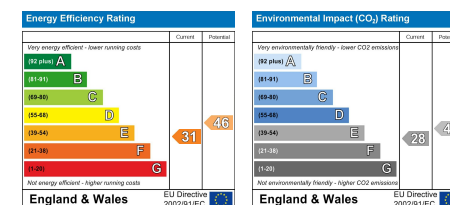






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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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



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