



HARWOODS

Chartered Surveyors & Estate Agents



38 Haddon Close, Wellingborough
Northamptonshire NN8 5ZB

Fixed Asking Price £320,000 Freehold

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38 Haddon Close, Wellingborough, Northamptonshire NN8 5ZB

A 4 bedroom detached family house situated in the sought after Gleneagles area of Wellingborough and available with no onward chain. The property is within walking distance of Redwell Leisure Centre, Redwell School and a local Tesco Express convenience store.

Features include an enclosed garden, parking for two cars, garage, UPVC double-glazing and gas radiator central heating. The accommodation includes 2 reception rooms, kitchen/breakfast room, utility room, cloakroom/wc, built in wardrobes to all bedrooms and an en suite shower room to the main bedroom.

Early viewing advisable. Harwoods hold keys for accompanied viewing.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door and side screen. Radiator, stairs to 1st floor and panelled door to:

Living Room

15'5" x 12'6" max (4.70m x 3.81m max)

Electric focal point fire, ceiling coving, double radiator and UPVC double-glazed bay window to the front with deep cill. Arched opening leading to:

Dining Room

11'6" x 8'11" (3.51m x 2.72m)

Radiator, ceiling coving and double-glazed patio door to the rear garden. Panelled door to kitchen.

Kitchen

11'6" max x 9'11" max (3.51m max x 3.02m max)

Cream colour high gloss units. Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Ceramic hob, filter hood, electric oven and integrated dishwasher. Understairs cupboard, double radiator, UPVC double-glazed window to the rear and arched opening to utility room.

Utility Room

7'3" x 4'6" (2.21m x 1.37m)

Single drainer stainless steel sink, base cupboard and work-surface. Plumbing for washing machine. Worcester gas central heating boiler, UPVC double-glazed window to the rear and UPVC double-glazed door to the side.

Inner Lobby

Door to garage and door to cloakroom/WC.

Cloakroom/WC

Refitted with white WC with concealed cistern and vanity washbasin. Radiator. UPVC double-glazed window to the side.

First Floor Landing

Built-in cupboard, loft access and doors off to:

Bedroom 1

12'6" max x 9'10" (3.81m max x 3.00m)

Built-in wardrobes, radiator, storage cupboard and UPVC double-glazed window to the front. Door to:

En Suite Shower Room

White suite comprising close-coupled WC, corner shower and pedestal

washbasin. Radiator, tiled floor, tiled walls and UPVC double-glazed window to the front.

Bedroom 2

11'10" x 9'1" (3.61m x 2.77m)

Radiator, built-in wardrobe and UPVC double-glazed window to the rear.

Bedroom 3

11'10" x 7'11" min (3.61m x 2.41m min)

Radiator, built-in wardrobe and UPVC double-glazed window to the front.

Bedroom 4

11'2" x 8'0" (3.40m x 2.44m)

Radiator, built-in wardrobe and UPVC double-glazed window to the rear.

Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower mixer tap. Tiled floor, fully tiled walls, radiator and UPVC double-glazed window to the rear.

Outside - Front

Front garden with lawn and block paved driveway with space for two cars. Access to garage.

Garage

17'8" x 8'0" (5.38m x 2.44m)

Remote operated door. Lighting, power sockets and interconnecting door into the house.

Rear Garden

Easterly aspect rear garden with lawn and patio.

Council Tax Band

North Northamptonshire Council. Council Tax Band D.

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.

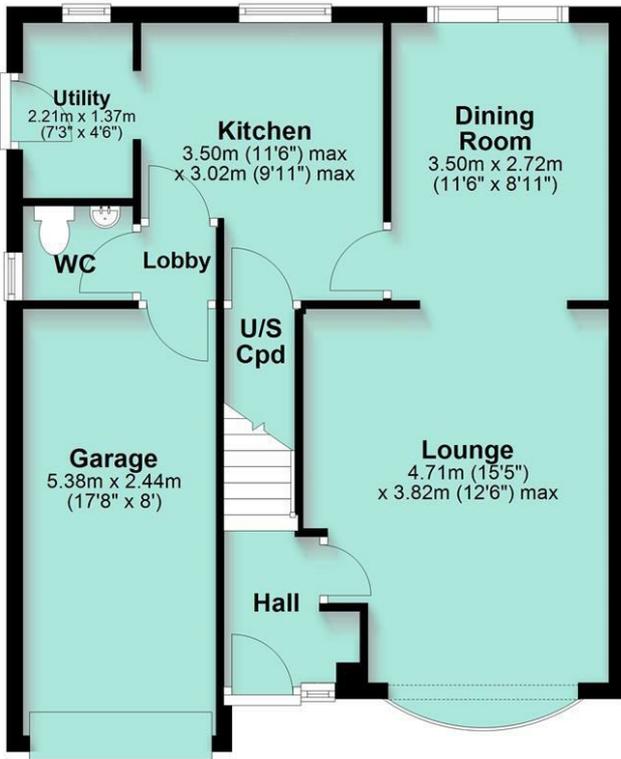
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

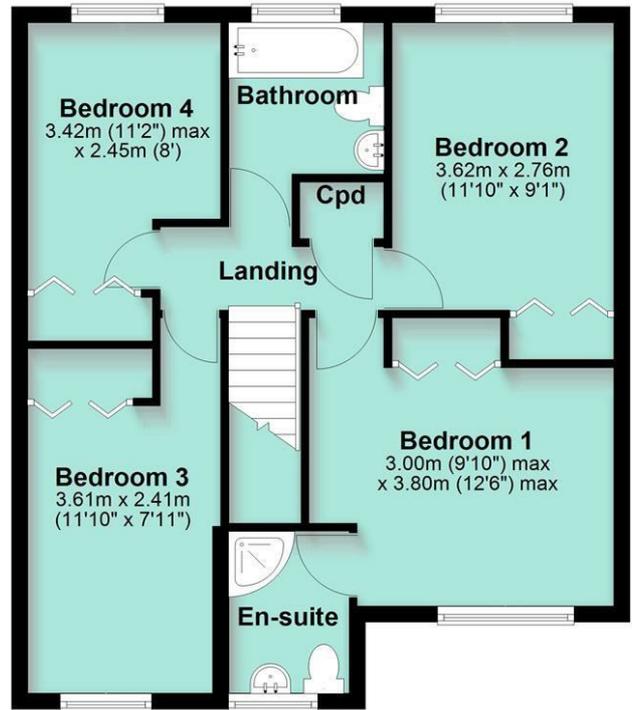




Ground Floor



First Floor



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Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | | 68 | 83 |
| | 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 | | |