



HARWOODS

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1a Nursery Drive, Wellingborough, Northamptonshire NN8 4HE

£575,000

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A beautifully presented 1980's built detached family home, situated on a generous plot within a cul de sac to the north of the town, that is conveniently placed for shops, schools and Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes).

The house offers versatile accommodation with the ground floor consisting of a spacious hallway, large lounge, separate living room, stylishly refitted kitchen (with integrated appliances) that opens onto a sizable dining room, separate utility room, 2 double bedrooms, home office/bedroom 3 and a 4 piece bathroom. To the first floor there are 2 further bedrooms with a large ensuite shower to the principle bedroom and very large versatile room that is currently used as an additional reception room, but would be ideal to use as a home gym, games room or even to run a business from.

Outside there is a large block paved driveway providing off road parking for several vehicles, detached garage and gardens to the side and rear

The house would be ideal for a growing family and a viewing is a must to appreciate all that this very individual house has to offer.

Local Amenities

- Wellingborough Train Station 1.1 miles
- Wellingborough Town Centre 1 mile
- Sir Christopher Hatton Secondary School 0.7miles
- Victoria Primary School 0.4 Miles
- Wellingborough Private School 1.5 miles
- A45 Road Network (linking to A14, A6 & M1) 3 miles
- Rushden Lakes Shopping and Leisure Complex 6 miles

The Accommodation comprises:

(Please note that all sizes are approximate only).

Hallway

Entering the property from the front, a spacious hall that features wood engineered flooring, radiator, doors to all ground floor rooms and radiator.

Living Room

19'0" x 13'10" (5.79m x 4.22m)

A lovely size, bright main reception room that looks out on to the rear garden The room features spot lights, wall lights, fitted carpet, radiator, ceiling coving, fire place with stone hearth and surround. Double glazed window to the side and patio doors opening onto the back garden,

Lounge

17'3" x 15'11" (5.26m x 4.85m)

A real feature of the house is this large and versatile reception room that is stylishly finished. The room features large glass windows that allows lots of light into the room, under floor heating and tiled flooring,

Office/Bedroom 5

A good size room that is currently used as a home office but could equally be an additional bedroom. Featuring radiator, double glazed window to the side and ceiling coving.

Kitchen

12'10" x 15'6" (3.91m x 4.72m)

Contemporary, refitted kitchen opening onto a spacious dining area, features base and wall mounted cupboards with a gloss finish, pull out drawers, smart tile flooring, stone work tops with a sink and drainer built in, splash backs, integrated fridge freezer, oven and grill, ceramic

hob with extractor fan over. Double glazed window to the rear and sliding glass door leading to the utility room.

Dining Room

12'10" x 8'6" (3.91m x 2.59m)

Spacious room that features smartly fitted wood engineered flooring, radiator, ceiling coving, and patio doors opening onto the rear garden.

Utility Room

Base and wall mounted cupboards, stone work tops with integrated sink and drainer, plumbing for washing machine, door to the rear garden,

4 Piece Bathroom Suite

Fully tiled refitted modern suite that features corner bath, shower cubicle, WC, wash hand basin, double glazed window to the side.

Bedroom 2

13'10" x 10'0" (4.22m x 3.05m)

Lovely size double bedroom that features fitted carpet, double glazed window the front, radiator and ceiling coving.

Bedroom 3

11'0" x 12'8" (3.35m x 3.86m)

Fitted carpet, double glazed window to the front, radiator and ceiling coving.

First Floor Landing

Fitted carpet, doors to all first floor rooms.

Bedroom 1

15'7" x 18'4" (4.75m x 5.59m)

Grand principal bedroom that features a box bay window, fitted carpet, radiator and door to the en suite.

En suite

Refitted tiled suite that features a double width shower, WC, wash hand basin, skylight window.

Bedroom 4

14'2" x 11'10"

Fitted carpet, radiator, sky light window.

Games Room

Another feature of the property is this versatile room that features fitted carpet, double glazed window and radiator.

Front Garden

Deep, block paved driveway that provide off road parking for several vehicles. Lawn side garden that wraps around the side of the property.

Detached Garage

Good size garage with metal up and over door, power, lighting, double glazed window to the rear.

Rear Garden

Offering a good degree of privacy, the garden is mainly laid to lawn but features a paved patio area, variety of trees, shrubs and plants, and a opening to the front garden.

Council Tax

North Northamptonshire Council. Band F

Wanting to View?

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

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.





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

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