



Total area: approx. 254.7 sq. metres (2741.7 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Wye Close Wellingborough NN8 5WS Freehold Price £550,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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Situated in a sought after cul-de-sac of Medway Drive is this five bedroom detached property offering 2700 sq. ft of accommodation which has been vastly extended to provide a 19ft kitchen/breakfast room and an impressive 26ft family room and 22ft max master bedroom with ensuite bathroom and a 14ft second bedroom also with ensuite bathroom. The property benefits from uPVC double glazing, gas radiator central heating and further offers an ensuite shower room to bedroom three, a cloakroom, a utility room, a 21ft lounge and separate dining room, a former kitchen, a southerly facing rear garden measuring approx. 66ft in width, off road parking for up to five vehicles and double garage. The size of the accommodation should be noted which briefly comprises entrance hall, cloakroom, lounge, dining room, family room, kitchen/breakfast room, former kitchen, utility room, master bedroom with ensuite bathroom, four further bedrooms with ensuite bathroom and ensuite shower room to bedrooms two and three respectively providing bathroom, gardens to front and rear and a double garage.

Enter via composite door with obscure glazed inserts and obscure glazed side panel to.

Entrance Hall

Stairs to first floor landing, radiator, laminate floor, telephone point, coving to ceiling, doors to.

Cloakroom

Coloured suite comprising low flush W.C., hand wash basin set in vanity unit, tiled splash backs, tiled floor, rad, obscure glazed window to front aspect.

Lounge

21' 5" x 12' 7" (6.53m x 3.84m)

Window to front aspect, patio door to rear garden, brick built feature fire place with brick fascia, tiled heath and wooden surround, gas point, two radiators, wall light points, laminate floor, coving to ceiling.

Dining Room

10' 4" x 8' 10" (3.15m x 2.69m)

Window to rear aspect, radiator, laminate floor, coving to ceiling.

Former Kitchen

10' 8" x 10' 4" (3.25m x 3.15m) (This measurement includes area occupied by the kitchen units)

Window to rear aspect, base level units providing work surfaces, hand wash basin, mock beams to ceiling, double radiator, laminate floor, door to family room, arch through to.

Utility Room

Work surface, plumbing for washing machine, space for fridge/freezer, space for further under counter appliance, laminate floor, larder cupboard, mock ceiling beams.

Family Room

26' 10" x 19' 1" (8.18m x 5.82m)

Three windows to side aspect, patio door to rear garden, wall light points, T.V point, double radiator, laminate floor, coving to ceiling, door to.

Kitchen/Breakfast Room

19' 1" x 9' 10" (5.82m x 3m) (This measurement includes area occupied by the kitchen units)

Comprising two bowl stainless steel sink unit and drainer with cupboards under, base and eye level units providing work surfaces, freestanding gas range cooker, plumbing for dish washer, tiled splash backs, gas fired boiler serving domestic hot water and central heating, coving to ceiling, two windows to side aspect, composite door with obscure glazed inserts to side.

First Floor Landing

Access to loft space, window to front aspect, airing cupboard housing hot water cylinder and immersion heater, coving to ceiling, doors to bedrooms three, four, five and family bathroom, door to.

Inner Landing

8' 0" x 6' 9" (2.44m x 2.06m)

Window to front aspect, radiator, coving to ceiling, doors to.

Bedroom One

22' 4" max x 19' 1" max (6.81m x 5.82m)

Two windows to side aspect, fitted wardrobes, double radiator, coving to ceiling, door to.

Ensuite Bathroom

Coloured suite comprising bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash backs, double radiator, coving to ceiling, extractor vent, obscure glazed window to side aspect.

Bedroom Two

14' 6" x 13' 3" (4.42m x 4.04m)

Window to rear aspect, double radiator, wall light points, some fitted wardrobes, access to loft space, coving to ceiling, door to.

Ensuite Bathroom

Comprising panelled corner bath, low flush W.C., pedestal hand wash basin, tiled splash backs, double radiator, coving to ceiling, extractor vent, obscure glazed window to rear and side aspect.

Bedroom Three

11' 8" x 11' 6" (3.56m x 3.51m)

Window to rear aspect, fitted wardrobes and top boxes, laminate floor, radiator, coving to ceiling, door to.

Ensuite Shower Room

Coloured suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash backs, tiled floor, radiator, electric shavers point, extractor vent, obscure glazed window to rear aspect.

Bedroom Four

12' 10" plus door recess x 9' 7" (3.91m x 2.92m)

Window to front aspect, fitted wardrobes, laminate floor, radiator, coving to ceiling.

Bedroom Five

10' 2" plus door recess x 9' 9" (3.1m x 2.97m)

Window to rear aspect, fitted wardrobes, radiator, coving to ceiling.

Family Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., tiled splash backs, tiled floor, radiator, electric shavers point, extractor vent, obscure glazed window to rear aspect.

Outside

Rear - Approx. 66 ft in width, patio spanning the width of property with pergola part over, step leading up to further patio area and lawn which is retained by brick walls, borders stocked with various shrubs and plants, paved path leading to additional patio area to side of property, enclosed by fencing, gated pedestrian access to front.

Double Garage

17' 7" x 17' 5"

Twin metal up and over doors, light, storage to eaves pace.

Front - Laid to lawn, small hedge row and spiral trimmed bush, plants and shrubs, off road parking for up to five vehicles.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,618 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the



vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

