



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 £375,000

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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irlingborough Office
28 High Street Irlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated in a popular cul de sac off Medway Drive is this four bedroom detached property which benefits from uPVC double glazed windows and doors, gas radiator central heating, a hand crafted kitchen with built in appliances and a refitted bathroom suite. The property further offers a refitted cloakroom, an 11ft brick and uPVC conservatory, a refitted ensuite shower room to the master bedroom, a southerly facing rear garden and a garage with electric roller door. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, dining room, conservatory, kitchen, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed uPVC door to.

Porch

Window to front and side aspect, part obscure glazed uPVC door with obscure glazed side panel to.

Entrance Hall

Stairs to first floor landing, understairs storage cupboard, telephone point, dado rail, radiator, coving to ceiling, door to garage, door to kitchen, doors to.

Cloakroom

White suite comprising low flush W.C., hand wash basin with vanity cupboard under, tiled splash back, radiator, obscure glazed window to side aspect.

Lounge

14' 2" plus bay x 10' 10" (4.32m x 3.3m)

Bay window to front aspect, log effect gas fire with marble fascia and hearth and wood surround, T.V point, wall light points, double radiator, coving to ceiling, through to.

Dining Room

10' 10" x 9' 3" (3.3m x 2.82m)

Radiator, coving to ceiling, door to kitchen, uPVC patio doors to.

Conservatory

11' 8" max x 9' 1" max (3.56m x 2.77m)

Of brick and uPVC construction, power, radiator, tiled floor, door to rear garden.

Kitchen

14' 2" x 9' 2" (4.32m x 2.79m) (This measurement includes area occupied by the kitchen units)

Hand built to comprise ceramic butler sink, base and eye level units providing work surfaces, built in double electric oven and gas hob with extractor fan over, space for dishwasher, space for fridge, tiled splash back, radiator, window to rear aspect, glazed uPVC door to rear garden.

First Floor Landing

Access to loft space with fitted ladder, light and part boarded, airing cupboard housing hot water cylinder and immersion heater, dado rail, doors to.



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 (£2,748 per annum. Charges for 2025/2026).

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.

