



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.



Redwell Road Wellingborough NN8 5AZ
Freehold Price £515,000

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 surveyor's 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.

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

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

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



Offered with no chain is this extended mature four double bedroom semi detached property situated in one of the town's most sought after locations adjacent to the cricket ground. Spanning an impressive 2,150 sq. ft (200 sq. m) the property has been refitted to a high standard and benefits from uPVC double glazing, gas radiator central heating, an 18ft refitted kitchen/breakfast room with a range style cooker and integrated appliances, a refitted ensuite shower room, a five piece bathroom suite and further offers four reception rooms and a 120 ft rear garden. The accommodation briefly comprises entrance all, reception hall, cloakroom, study, lounge, dining room, garden room, kitchen/breakfast room, utility room, bedroom one with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Circular obscure window to front, tiled floor, door to.

Study

7' 11" x 7' 5" widening to 11' 5" (2.41m x 2.26m)

Window to front aspect, radiator, fitted desk with cupboards under, radiator, inset ceiling lights, coving to ceiling, tiled floor, circular obscure glazed window to reception hall.

Reception Hall

Two radiators, two built in cupboards, coving to ceiling, wooden floor, stairs to first floor landing with cupboard under, doors to.

Lounge

14' 10" into bay x 12' 5" into chimney breast recess (4.52m x 3.78m)

Box bay window to front aspect, radiator, chimney with brick fascia, mantle and solid fuel burner fitted, wooden floor, coving to ceiling, glazed double doors to.

Dining Room

16' 3" into bay x 15' 5" into chimney breast recess (4.95m x 4.7m)

Radiator, chimney with brick fascia, mantle and solid fuel burner fitted, wooden floor, coving to ceiling, bay windows and opening to.

Garden Room

12' 6" max x 11' 8" (3.81m x 3.56m)

Radiator, tiled floor, coving to ceiling, French doors to rear garden, roof lantern, through to.

Kitchen/Breakfast Room

18' 6" x 14' 7" (5.64m x 4.44m) (This measurement includes area occupied by the kitchen units)

Superbly fitted with comprehensive range of base and eye level units and wooden worksurfaces to comprise one and a half bowl single drainer, dual fuel range style cooker with extractor hood over, integrated dishwasher, fridge and separate freezer, island, inset ceiling lights, tiled floor, window to rear aspect, door to.

Walk in Pantry

Fitted fridge, worksurface, shelves, tiled floor.

Utility Room

Comprising white single drainer sink unit with cupboards under, wall units, plumbing for washing machine, space for tumble dryer, radiator, wood grain effect floor, obscure glazed window to side aspect, part glazed door to side, door to.

Cloakroom

Comprising low flush W.C., wall mounted wash basin with tiled splash area, tiled floor, electric extractor vent, coving to ceiling.

First Floor Landing

Picture rail, doors to.

Bedroom One

13' 0" max x 12' 5" max (3.96m x 3.78m)

Window to front aspect, radiator, fitted wardrobes, picture rail, wooden floor, door to.

Ensuite Shower Room

White suite comprising quadrant shower enclosure, single bowl wash basin set in worksurface with vanity cupboards, low flush W.C. with concealed cistern, tiled splash areas, radiator, further chrome effect towel radiator, grey wood grain effect floor, obscure glazed window to front aspect, electric extractor vent.

Dressing Room

Wall to wall fitted wardrobes, access to loft space, light tunnel, wooden floor, through to.

Bedroom Two

14' 8" x 13' 6" (4.47m x 4.11m)

Window to rear aspect, window to side aspect, radiator, wooden floor.

Bedroom Three

16' 5" into bay x 11' 5" into chimney breast recess (5m x 3.48m)

Bay window to rear aspect, radiator, picture rail, wooden floor, fitted wardrobe.

Bedroom Four

11' 2" x 9' 7" (3.4m x 2.92m)

Window to side aspect, radiator, fitted desk with cupboards under, picture rail, wooden floor.

Bathroom

An impressive size, five piece suite comprising large panel bath with mixer shower attachment, quadrant shower enclosure, twin bowl wash basins with vanity cupboards under, further work surface with vanity cupboards and low flush W.C. with concealed cistern, tiled splash area, radiator, further chrome effect towel radiator, electric extractor vent. obscure glazed window to front aspect, obscure glazed window to side aspect, grey wood grain effect floor.

Outside

Rear garden - 120ft in length from rear of garden room, extensive porcelain patio, composite decking, lawn, plant and shrub borders, conifer hedge, wooden shed, 15ft workshop with power and light, porcelain path runs to second area of garden of composite decking, artificial grass, raised bed with plants and tree, fruit growing area, wooden potting shed, pergola, the garden is enclosed by wooden fencing with gated access to front, outside lights, power points and taps.

Front - Mainly laid to block paving providing parking for several cars, courtesy light, hedge and wall with iron railings.

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 D (£2,369 per annum. Charges for 2026/2027).

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.

