



HARWOODS

Chartered Surveyors & Estate Agents



20 Stubbs Close, Wellingborough
Northamptonshire NN8 4UQ

£395,000 Freehold

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20 Stubbs Close, Wellingborough, Northamptonshire NN8 4UQ

A good sized 4/5 bedroom detached family house occupying a cul de sac position within an established, sought after residential area off Harrowden Road. The house has a generous sized rear garden which is well screened from the rear by trees behind that give good privacy when in leaf.

The property offers comfortable and flexible living space with a 7m (23 ft) lounge/diner, large conservatory, ground floor 5th bedroom (or study, playroom etc) with en suite bathroom, kitchen, lobby, utility area, landing, 4 sensible sized bedrooms, en suite shower room and family bathroom. The ground floor layout is ideal for any family wanting a ground floor bedroom and bathroom for a family member needing no stairs.

The house has UPVC double-glazing and gas radiator central heating. Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, ceiling coving, central heating thermostat, staircase rising to 1st floor landing and doors leading off to bedroom 5/study and lounge/diner.

Study/Bedroom 4

12'0" x 8'3" (3.66m x 2.51m)

Double radiator, electricity consumer unit, UPVC double-glazed window to the front and door leading to ensuite bathroom.

En Suite Bathroom

White suite comprising WC, vanity wash basin and bath with shower over. Chrome towel radiator, ceramic tiled floor, extractor fan and UPVC double-glazed window to the side.

Lounge/Diner

23'0" x 13'3" max (7.01m x 4.04m max)

Electric focal point fire, ceiling coving and two radiators. UPVC double-glazed bay window to the front, UPVC double-glazed window to the side and double-glazed patio door to the conservatory.

Conservatory

12'9" x 10'10" (3.89m x 3.30m)

Double radiator, electric wall mounted fire, UPVC double-glazed windows overlooking the garden and UPVC double-glazed French doors giving access to the garden. Vaulted polycarbonate roof.

Kitchen

12'0" x 9'1" (3.66m x 2.77m)

Single drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards and worksurface areas. Flavel range cooker and stainless steel filter. Ceramic tiled floor, plumbing suitable for a dishwasher and UPVC double-glazed window to the rear. Doorway giving access to the lobby.

Lobby

Glowworm Ultimate 30 C gas central heating boiler. UPVC double-glazed door to the side. Doorway leading to utility space.

Utility Area

4'11" x 3'9" (1.50m x 1.14m)

Plumbing for automatic washing machine. Worksurface, wall mounted cupboard and UPVC double-glazed window to the rear.

First Floor Landing

Storage cupboard, loft access and doors leading to all bedrooms and family bathroom.

Bedroom 1

10'6" max x 9'1" plus wardrobes (3.20m max x 2.77m plus wardrobes)

Fitted wardrobes, radiator, UPVC double-glazed window to the front and door leading to ensuite shower room.

En Suite Shower Room

White suite comprising WC, pedestal washbasin and shower enclosure. Chrome towel radiator, ceramic tile floor, shaver point and UPVC double-glazed window to the front.

Bedroom 2

14'0" max x 8'9" (4.27m max x 2.67m)

Radiator and UPVC double-glazed windows to the front and side.

Bedroom 3

11'7" x 10'0" max (3.53m x 3.05m max)

Radiator and UPVC double glazed window to the rear.

Bedroom 4

8'9" max x 8'8" max (2.67m max x 2.64m max)

Radiator and UPVC double glazed window to the rear.

Family Bathroom

White suite comprising WC, vanity washbasin and bath with shower mixer tap. Chrome towel radiator, ceramic tiled floor, shaver point and UPVC double-glazed window to the rear.

Outside

Front garden with lawn and double width tarmac driveway providing off-road parking for at least two cars. Side gate gives access on foot to the rear garden. The rear garden has a paved patio, lawn, timber deck and covered sitting area. Range of shrubs. Garden shed. A retractable awning gives shade on the patio in summer months.

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.

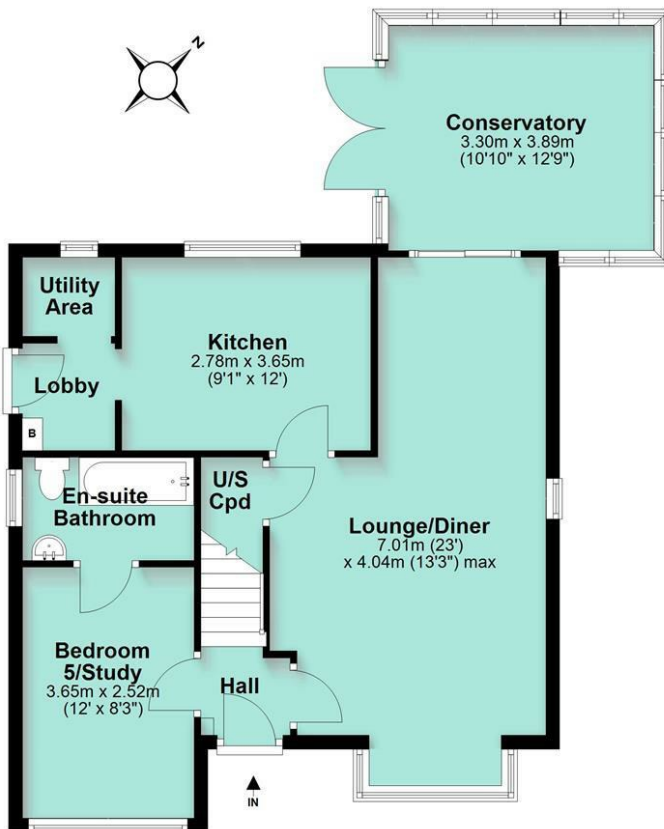




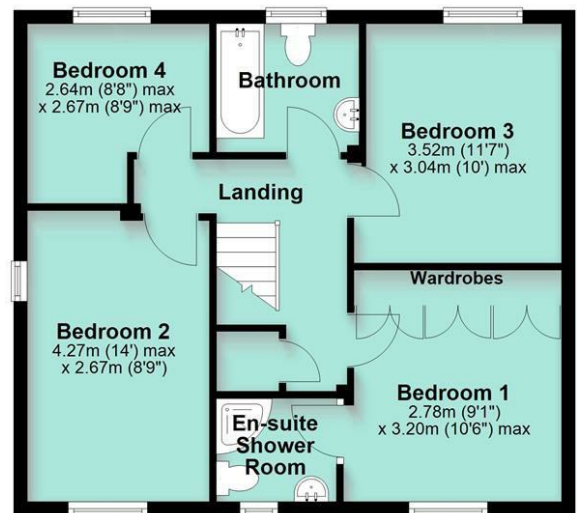
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Ground Floor



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		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	