Ivatt Avenue
Wellingborough
NN8 1TF

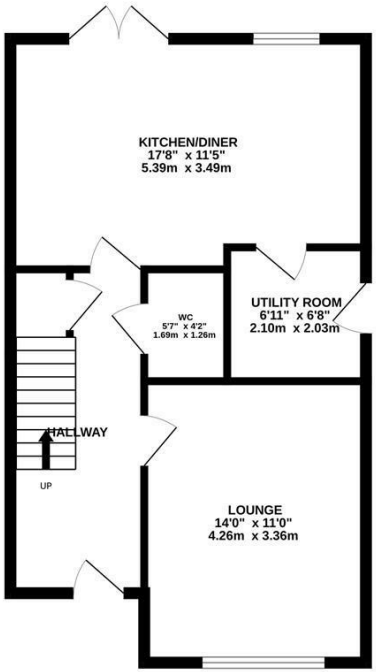
£330,000

OSCAR JAMES

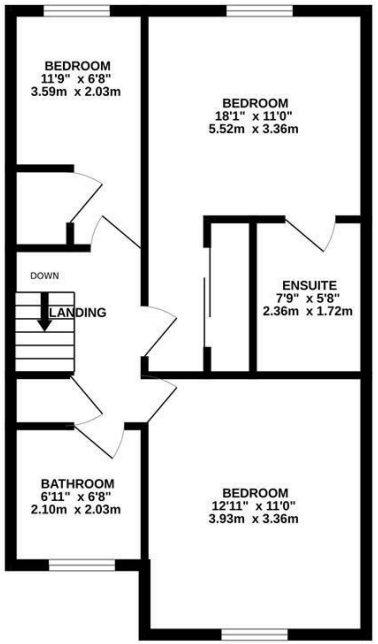
...expect excellence

FLOOR PLANS

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Separate Lounge
- Kitchen/Diner & Utility Room
- Three Bedrooms
- Cloakroom, En-suite & Family Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage

WHAT'S GREAT?

Nestled on the sought-after Ivatt Avenue in Wellingborough, and offered to the market with no upper chain, this delightful three-bedroom detached house presents an ideal opportunity for modern family living. As you step inside, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the contemporary kitchen/diner, featuring a stylish breakfast bar and seamlessly connecting to a practical utility room, enhancing the overall functionality of the space.

The property boasts three generously sized double bedrooms, each thoughtfully designed to provide comfort and tranquillity. The principal bedroom is a true sanctuary, complete with an en-suite bathroom and built-in wardrobes, offering a private retreat for the homeowner. In addition, there is a well-appointed family bathroom and a convenient cloakroom for guests, ensuring that all needs are met.

Outside, the property is complemented by a garage and ample off-road parking for vehicles, making it convenient for both residents and visitors. The location is particularly advantageous, as it is within walking distance to Wellingborough's train station, facilitating easy commuting for those who travel for work or leisure.

The new owners will also benefit from the several remaining years left on the properties NHBC warranty.

This charming home on Ivatt Avenue is not just a property; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and modern living. Whether you are a growing family or looking for a spacious home, this residence is sure to impress.

SELLER'S SECRET

We have absolutely loved living in this property and will be very sad to leave. One of the things we have particularly appreciated is the fantastic convenience of having the local primary school so close by, making the school run so easy and stress-free. It has been a wonderful home for us, and we have really enjoyed everything the property and its location have to offer.

Why we like it....

This well-presented detached home is ideally suited to buyers seeking a comfortable and convenient lifestyle, particularly those commuting to London. With Wellingborough train station just a short walk away, the property offers excellent transport links while providing the space and privacy you would expect from a detached family home. A superb opportunity for commuters and families alike.

To buy or not to buy....

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough | NN8 4HT

01933 830300

www.oscar-james.com