HARWOODS
Chartered Surveyors & Estate Agents







2 Osborn Close, Wellingborough
Northants NN8 2AW

£435,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

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A modern yet established three-bedroom link-detached bungalow, situated in a small residential cul-de-sac and conveniently placed for Wellingborough town centre, local shops, bus services and Croyland Park. Wellingborough Railway Station is less than two miles away and provides services to London St Pancras in under 50 minutes.

The bungalow offers particularly spacious and versatile accommodation, comprising an entrance hall, refitted kitchen/breakfast room with island unit, utility room, generous living room, conservatory, separate sitting/dining room, office and three bedrooms. The principal bedroom features an en suite, whilst there is also a smartly refitted main bathroom. Further features include double glazing and gas radiator heating.

Outside, a driveway provides ample off-road parking and leads to a double garage, whilst to the rear is an attractive, established garden, laid mainly to lawn with a raised patio area.
With its generous accommodation and well-regarded location, the property would make an excellent choice for buyers looking for spacious single-storey living. Viewing is recommended.

The Accomodation comprises:
(Please note that all sizes are approximate only).

Enclosed Porch
UPVC double-glazed outer door, fully glazed panelled inner door to: -

Entrance Hall
A spacious entrance hall with ceiling coving, loft access and cloaks cupboard. Hardwood doors lead to all bedrooms, bathroom, living room and kitchen/breakfast room.

Living Room
15'10" x 13'4" (4.83m x 4.06m)
A well-proportioned living room with parquet flooring, brick fireplace with inset gas fire, ceiling coving and double-glazed patio door leading to the conservatory.

Kitchen/Diner
16'0" x 12'10" narrowing to 10'5" (4.88m x 3.91m narrowing to 3.18m)
Smartly refitted with a comprehensive range of oak-effect base and wall units, worktops, sink and drainer and built-in dishwasher. Central island unit with breakfast bar. UPVC double-glazed window overlooking the rear garden, door to the conservatory and access to the utility room.
Please note that the seller intends to remove the range cooker.

Utility Room
9'0" x 5'6" (2.74m x 1.68m)
Worktops, plumbing for washing machine, radiator, double-glazed roof light and window to the front. Interconnecting door to the garage.

Conservatory
16'2" x 7'4" plus 19'6" x 3'8" (4.93m x 2.24m plus 5.94m x 1.12m)
A generous conservatory spanning the rear of both the living room and kitchen/breakfast room, with views over the garden. UPVC double-glazed construction with polycarbonate roof.

Dining Room
14'10" 8'10" (4.52m 2.69m)
A versatile second reception room, currently used as a dining room but equally suitable as a sitting room, home office or gym. Fitted carpet, double glazing and radiator. Door to the office/store room.

Office/Store Room
7'11" x 8'10" (2.41m x 2.69m)
A useful additional room, currently arranged as a home office and storage area.

Bedroom 1
13'1" x 10'6" (3.99m x 3.20m)
A generous principal bedroom with built-in wardrobe, radiator, ceiling coving and UPVC double-glazed window to the front. Door to the en suite.

En Suite Shower/WC
Suite comprising shower cubicle, WC and wash hand basin. Radiator, shaver light and fully tiled walls.

Bedroom 2
12'6" x 9'8" (3.81m x 2.95m)
A comfortable double bedroom with fitted wardrobes, radiator, ceiling coving, UPVC double-glazed bow window to the front and further window to the side.

Bedroom 3
9'8" x 8'3" (2.95m x 2.51m)
A well-proportioned single bedroom with radiator and double-glazed window overlooking the rear garden.

Shower Room
Smartly refitted suite comprising shower cubcile, vanity washbasin and spa bath with shower over. Radiator, fully tiled walls, airing cupboard housing the gas fired boiler, double-glazed window to the side.

Outside
The property enjoys a generous frontage with ample off-road parking and direct access to the double garage. A pathway to the side leads through to the rear garden.

The established rear garden is predominantly laid to lawn with a block-paved patio, shrub borders, pergola and garden shed.

Double Garage
17'0" x 16'3" (5.18m x 4.95m)
A particularly useful double garage with remotely operated door, power and lighting and an interconnecting door to the utility room.

Council Tax Band
North Northamptonshire Council. Council Tax Band D

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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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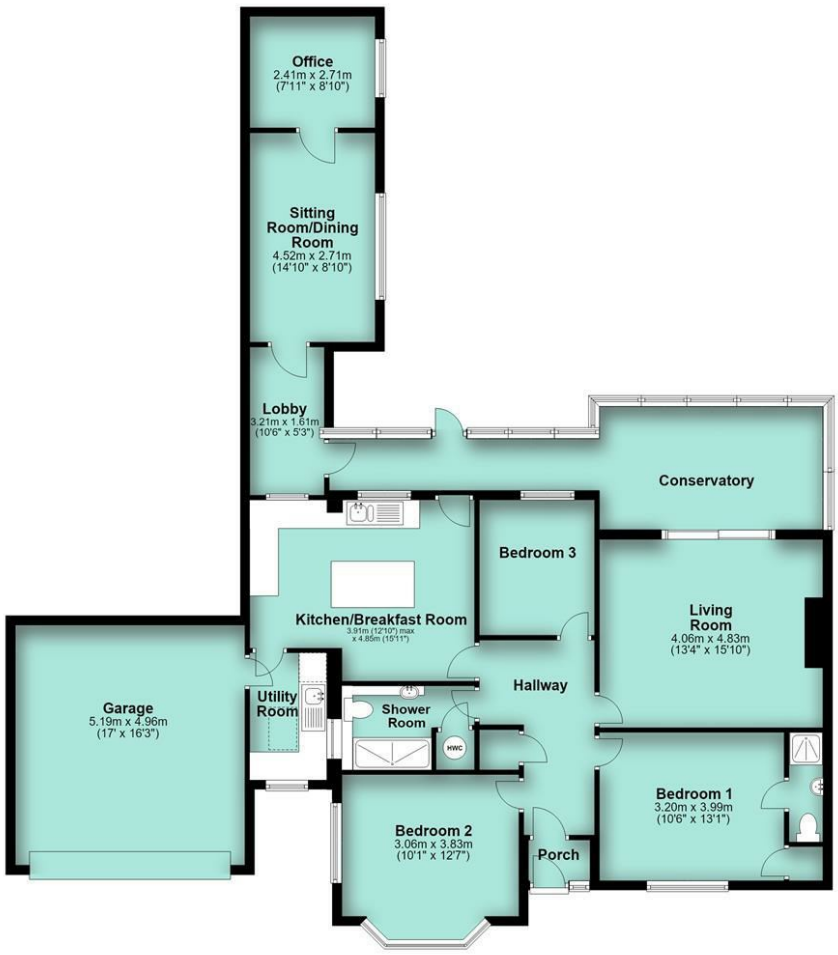




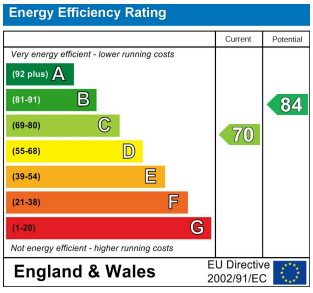


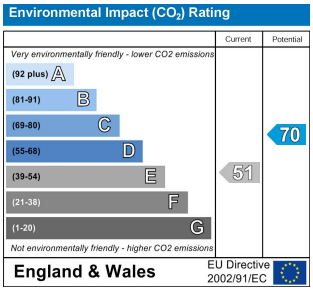
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Ground Floor



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.





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