



Rossetti Close, Wellingborough NN8 3FQ

welcome to

Rossetti Close, Wellingborough

We are pleased to offer for sale this three bedroom semi detached property located on a very popular modern development. The property is positioned close to local shops, leisure and fitness centre and other amenities close to the town centre.



Entrance Hall

Part frosted double glazed door to front, stairs rising to first floor landing, radiator, wood laminate flooring, built-in storage cupboard.

Cloakroom

Suite comprising low level WC, pedestal wash hand basin, radiator, tiled splash backs.

Lounge

16' 8" x 9' (5.08m x 2.74m)

Double glazed windows to front and side, wood laminate flooring, two radiators.

Kitchen/ Breakfast Room

16' 4" x 10' 11" (4.98m x 3.33m)

Double glazed window, further double glazed French door to rear. Kitchen comprising one and half bowl single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, plumbing for washing machine and dishwasher, wall mounted boiler, built-in oven, hob and extractor, radiator, wood laminate flooring.

First Floor Landing

Hatch to loft space, wood laminate flooring, radiator, built-in storage cupboard and over stairs storage cupboard.

Bedroom One

14' 5" x 9' 5" (4.39m x 2.87m)

Double glazed window to front, radiator, wood laminate flooring.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window to rear, radiator, wood laminate flooring.

Bedroom Three

9' 7" x 7' 7" (2.92m x 2.31m)

Double glazed window to rear, radiator, wood laminate flooring,

Bathroom

Frosted double glazed window to front. Suite comprising panelled bath with shower and screen over, pedestal wash hand basin, low level WC, radiator, tiled splash backs.

Outside Front Garden

Small shrub border.

Rear Garden

Enclosed by timber fencing, laid mainly to lawn, paved patio and side pedestrian access.

Parking

Block paved drive.



view this property online williamhbrown.co.uk/Property/WBR113512



welcome to

Rossetti Close, Wellingborough

- Modern semi detached
- Cul-de-sac position
- Three bedrooms
- Cloakroom
- Off road parking for two cars

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113512



Property Ref:
WBR113512 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk