10 Balharvie Road
Wellingborough
NN8 6BD

£450,000





OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nestled on Balharvie Road in Wellingborough, this stunning family home is a shining example of exceptional quality, style and presentation. The moment you step inside, the immaculate condition of the property is immediately apparent, with every room looking almost as though it has been enhanced by AI – although we can assure you, it most certainly hasn't!

Boasting four generously proportioned double bedrooms, three versatile reception rooms and a well-sized kitchen/diner, this impressive home offers an abundance of space for modern family living. Whether you are looking for comfortable family spaces, a formal dining area, a playroom or somewhere to entertain friends and family, the flexible layout caters for a variety of needs.

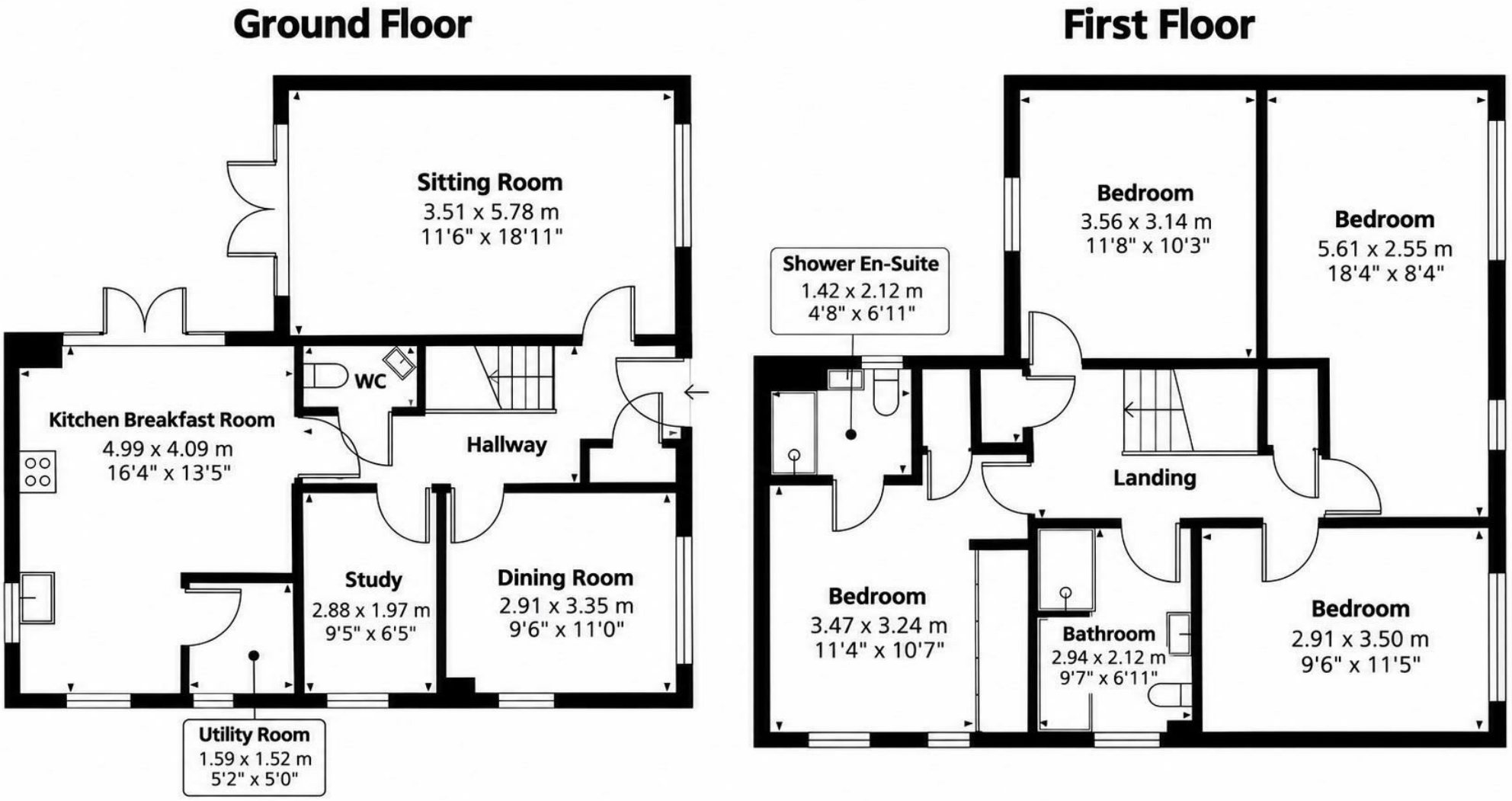
The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom fitted with a four-piece suite. Further enhancing the practicality of the accommodation is a separate utility room conveniently located off the kitchen, together with a downstairs cloakroom, ideal for busy family life.

Externally, the property continues to impress, with gardens to both the front and rear providing attractive outdoor spaces to relax, entertain or enjoy with the family. A garage and off-road parking further complement the property, offering valuable storage and convenient parking facilities.

Beautifully presented throughout, with an inviting atmosphere and a wonderful sense of quality in every room, this property provides the perfect setting for both the hustle and bustle of everyday family life and those special occasions. Combining generous accommodation, practical features and exceptional presentation, this is a home that truly needs to be seen to be appreciated. A wonderful opportunity to secure a property offering space, style and comfort in equal measure, ready to enjoy from the moment you walk through the door.

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Floor Plan


Ground Floor
Sitting Room
3.51 x 5.78 m
11'6" x 18'11"
WC
Kitchen Breakfast Room
4.99 x 4.09 m
16'4" x 13'5"
Hallway
Study
2.88 x 1.97 m
9'5" x 6'5"
Dining Room
2.91 x 3.35 m
9'6" x 11'0"
Utility Room
1.59 x 1.52 m
5'2" x 5'0"
First Floor
Bedroom
3.56 x 3.14 m
11'8" x 10'3"
Bedroom
5.61 x 2.55 m
18'4" x 8'4"
Shower En-Suite
1.42 x 2.12 m
4'8" x 6'11"
Landing
Bedroom
3.47 x 3.24 m
11'4" x 10'7"
Bathroom
2.94 x 2.12 m
9'7" x 6'11"
Bedroom
2.91 x 3.50 m
9'6" x 11'5"





At a glance...

- Three Reception Rooms
- Kitchen/Diner & Utility Rooms
- Four Double Bedrooms
- Cloakroom, En-suite & Family Bathroom
- Landscaped Front & Rear Gardens
- Garage & Off Road Parking









SELLER'S SECRET

We have absolutely loved our time living here and have taken great pride and enjoyment in making this house the wonderful home it is today. It has been a fantastic place to live, and we hope the next owners will enjoy it just as much as we have.

The location has been particularly convenient for us, with easy access to local schools and making the daily commute to work straightforward. We've also really appreciated the community spirit in the area, with a lovely neighbourhood and plenty of opportunities to get involved and meet people if you wish.

It's a home that has given us so many happy memories, and we will be genuinely sad to leave. We hope its next owners will enjoy making it their own and creating just as many wonderful memories here as we have.





To buy or not to buy....

Why we like it....

With more and more people working from home, or simply looking for dedicated space for children's toys and family activities, the flexibility of this impressive home is a real advantage. Boasting three separate reception rooms, the property offers an abundance of versatile living space, easily accommodating a home office, playroom, formal dining room or additional family lounge. This is just one of the many benefits of this fantastic executive home, which combines generous proportions, exceptional presentation and practicality to meet the demands of modern family living.

OSCAR JAMES

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