



**15 Wharton Close, Wellingborough
Northamptonshire NN8 4TL**

£350,000 Freehold

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An attractive bay fronted three-storey townhouse featuring a fantastic rear extension, giving the house a contemporary open plan feel. The house is in a tucked away position within a cul de sac, on the outskirts of Wellingborough town centre. Ideally situated close to local shops, schools, and Bassett's Close Park, the property is just over a mile from Wellingborough train station, which offers direct services to London St Pancras in under 50 minutes.

Built by Francis Jackson Homes in 2001, this well-presented home provides generous, family-friendly accommodation arranged over three floors. The ground floor features a welcoming entrance hall, a bay-fronted dining room, and a smartly refitted kitchen with integrated appliances, along with a bright living room that opens onto the rear garden.

On the first floor are two double bedrooms and a smartly refitted family bathroom. The top floor features a spacious principal bedroom with built-in wardrobes and a stylish refitted en suite shower room, as well as an additional double bedroom.

Outside, the property benefits from a hardstanding driveway leading to a single garage. The wide rear garden is mainly laid to lawn, complemented by paved and decked seating areas—perfect for outdoor entertaining.

Viewing highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Hallway

Enter from the front via composite double glazed door into the hall. Wood laminate flooring, door to the dining room, (leading to all ground floor rooms) under stairs storage cupboard and dog legged carpeted stairs rising to the first floor landing.

Dining Room

10'9" x 8'9" (3.28m x 2.67m)

Spacious bay fronted reception room that features double glazed window, laminate flooring, radiator, ceiling coving and opening to the kitchen.

Kitchen

16'0" x 8'9" (4.88m x 2.67m)

Smartly refitted kitchen that offers integrated oven and grill, ceramic hob with chimney style cooker hood over, along with a fridge and freezer. The kitchen is ideal for a keen cook with plenty of work top space, base and wall mounted cupboards, pull out drawers, composite sink and drainer, plumbing for a dish washer and tile splash backs. Laminate flooring, doors to the utility and an opening to the living room.

Utility Room

Work top, sink and drainer, smartly tiled splash backs and plumbing for a washing machine. Door to the cloak room.

Cloak Room

Featuring WC, wash hand basin with vanity unit.

Living Room

9'6" x 14'6" (2.90m x 4.42m)

A real feature of the property is the fabulous rear addition that over looks the rear garden. The room is bright and spacious with skylights and large patio doors that allow lots of light to enter the room. Additionally the room features laminate flooring, radiator and patio doors opening onto the rear garden.

First Floor

Fitted carpet, doors to bedrooms 2 & 3, family bathroom and stairs leading up to the first floor.

Bedroom 2

10'9" x 14'6" (3.28m x 4.42m)

Generous bedroom that features a double glazed bay window, separate double glazed window, fitted carpet and radiator.

Bedroom 3

8'11" x 14'6" (2.72m x 4.42m)

Good size double bedroom that features fitted carpet, double glazed window to the rear and radiator.

Bathroom

Modern, smartly tiled suite featuring a bath with shower over, WC, wash hand basin and vanity cupboard.

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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.

Top Floor Landing

Featuring fitted carpet, cupboard and doors to bedroom 1 and 4

Bedroom 1

10'9" x 12'6" (3.28m x 3.81m)

Lovely size master bedroom that features built in wardrobes, fitted carpet, double glazed window, sky light and radiator. Door to the en suite.

En Suite

Smartly refitted suite with corner shower cubicle, wash hand basin, Perspex splash backs and WC.

Bedroom 4

8'9" x 14'6" (2.67m x 4.42m)

Lovely size double bedroom that features fitted carpet, radiator, and double glazed window to the rear.

Front Garden

Decorative gravelled garden with well maintained shrubs. Paved pathway leading to the front door.

Driveway and Garage

Hardstanding driveway leading to a single garage with metal up and over door. Additional allocated parking space within the cul de sac. Gated access to the side of the garage leading to the rear garden. The garage has power and lighting, along with the gas fired boiler.

Rear Garden

Lovely size rear garden that is mainly laid to lawn but features a smartly paved patio and stylish decking areas with built in seating hot tub. The garden is not overlooked from the rear and is a good width wrapping around the garage. Gated side access leading to the front of the house.

Council Tax

Wanting to View?

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

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.

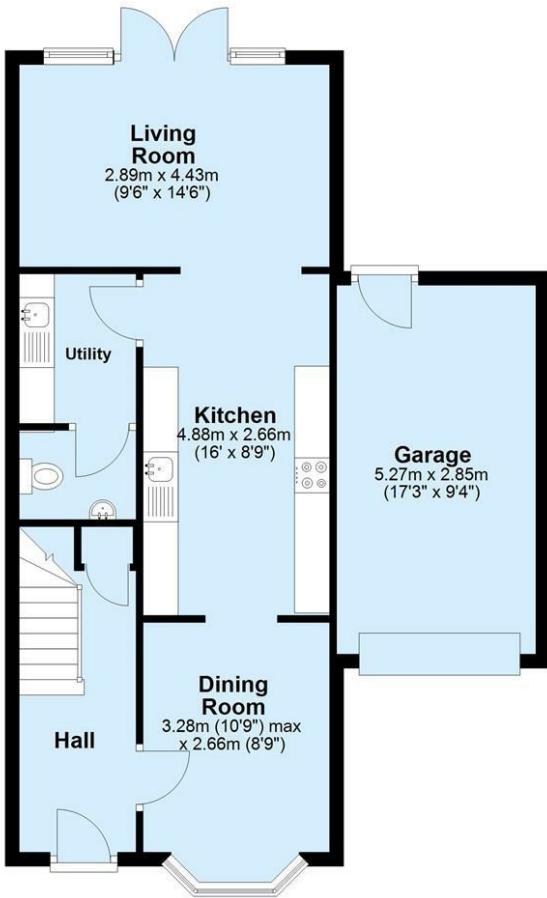
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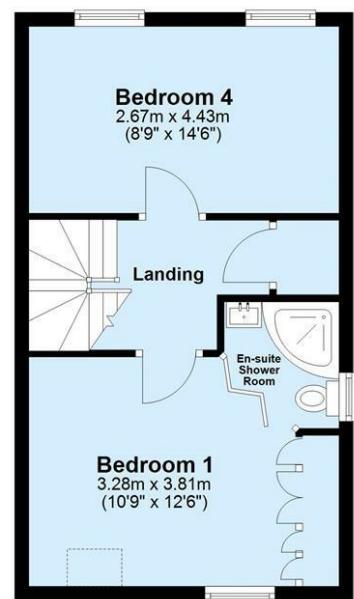
Ground Floor



First Floor



Second Floor



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	