



Balharvie Road, Wellingborough NN8 6BD

welcome to

Balharvie Road, Wellingborough

A well presented four bedroom detached family home benefiting from three reception rooms, four generous bedrooms, en-suite to master, cloakroom, utility room, driveway and garage. Viewing recommended.



Storm Porch Entrance Hall

Part frosted double glazed door to front, stairs rising to first floor landing, built-in cloaks cupboard, radiator.

Cloakroom

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

Lounge

19' 1" x 11' 4" (5.82m x 3.45m)

Double glazed windows to front and rear, further double glazed French door to rear, built-in display units and storage cupboard, feature display fire.

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

Dual aspect double glazed windows to front and side, radiator.

Study

9' 5" x 6' 6" (2.87m x 1.98m)

Double glazed window to side, radiator.

Kitchen

16' 5" x 13' 5" (5.00m x 4.09m)

Dual aspect double glazed windows to side and rear, further double glazed French door to side. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to work surface, base and wall storage units, built-in oven, hob, extractor hood, dishwasher, and fridge/freezer, radiator, tiled splash backs.

Utility Room

5' 3" x 5' (1.60m x 1.52m)

Double glazed window to side, wall mounted boiler, plumbing for washing machine, work surface, storage cupboard, extractor fan.

First Floor Landing

Hatch to loft space, radiator, built-in airing cupboard housing hot water cylinder.

Bedroom One

13' x 10' 5" plus wardrobes (3.96m x 3.17m plus wardrobes)

Two double glazed window to side, radiator, built-in floor to ceiling wardrobes, built-in dressing table

En-Suite

Frosted double glazed window to side. Suite comprising double shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled splash backs.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to rear, built-in floor to ceiling wardrobes, radiator.

Bedroom Three

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to front, radiator.

Bedroom Four

9' 8" x 8' 7" (2.95m x 2.62m)

Double glazed window to front, radiator, built-in floor to ceiling wardrobes.

Bathroom

Frosted double glazed window to side. Suite comprising panelled bath, built-in double shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor fan, built-in wall mounted storage cabinets, tiled splash backs.

Outside Front Garden

Open plan, shrub and flower borders, laid mainly to lawn.

Rear Garden

Enclosed, laid mainly to lawn.

Parking

Driveway with parking for two vehicles.

Garage

Up and over door to front.



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welcome to

Balharvie Road, Wellingborough

- Popular Glenvale development
- Detached family home
- Four generous bedrooms
- Three reception rooms
- En-suite to master bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR114065 - 0005

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