



Total area: approx. 250.3 sq. metres (2694.4 sq. feet)



Tanglewood, 5 The Promenade, Wellingborough, Northants, NN8 £775,000

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Nestled in the desirable area of The Promenade, Wellingborough is this impressive detached home which sits on a large plot, offering a large rear garden and a large frontage with an abundance of off road parking and a double garage. Internally this wonderful home offers a perfect blend of space and comfort, with a modern open plan feel. Boasting five generously sized reception rooms, there is ample room for relaxation, entertaining, and family gatherings. Each room is designed to create a warm and inviting atmosphere and with this amount of space on offer a family will never feel on top of each other.

The house features five well-proportioned bedrooms, with the master benefiting from a smart en-suite shower room. There is a separate staircase located between the kitchen and utility room which leads to the fifth bedroom/games room and the home office and this does have potential to be a separate annex space.

Further benefits include: Complete new roof 18 months ago, impressive refitted kitchen with integrated appliances and granite worktops, UPVC double glazing, gas central heating with modern boiler, smart refitted family bathroom and quality floor coverings and interior decor throughout.

To the rear is an expansive outdoor area, perfect for children to play safely, gardening enthusiasts, or simply enjoying the fresh air. The generous garden space offers endless possibilities for outdoor activities and relaxation.

In summary, this detached house on The Promenade is a rare find, combining spacious living areas, ample bedrooms, and a large plot, all in a sought-after location. Do not miss the opportunity to make this wonderful property your new home.

PLEASE CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Dining Room  
14'9 x 13'2

Inner Hallway

Sitting Room  
15'9 x 11'9

Conservatory  
12'7 x 11'6

Lounge  
14'10 x 16'8

Kitchen  
18'4 x 11'9

Breakfast Room  
10'3 x 9'8

Inner Hallway



Utility Room  
10'9 x 8'1

Ground Floor WC  
5'8 x 2'8

Boiler Cupboard  
4'9 x 2'8

Stairs Leading Up

Bedroom 5/Games Room  
16'3 max x 14'10 max

Office  
14'7 max narrowing to 7'11 x 6'10

First Floor Landing

Master Bedroom  
14'10 x 11'7

En-Suite Shower Room  
5'6 x 5'1

Bedroom 2  
14'10 max narrowing to 10'1 x 12'3

Bedroom 3  
11'9 x 10'1

Bedroom 4  
8'5 x 6'3

Family Bathroom  
8'10 max x 8'1



Tenure: Freehold  
Council Tax Band: F

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

