



**Ivatt Avenue, Wellingborough NN8 1TF**

**welcome to**

**Ivatt Avenue, Wellingborough**

A deceptive four bedroom detached family home on the popular Stanton cross development boasting four generous bedrooms, en-suite to master bedroom, kitchen with built in appliances, well presented low, low maintenance landscaped garden.



### **Storm Porch**

Entered via double glazed obscured door to the front aspect, integrated storage cupboard formerly downstairs cloakroom, stairs rising to first floor landing and radiator.

### **Lounge**

18' 3" x 13' 10" ( 5.56m x 4.22m )

Double glazed window to the front and side aspect, coving to ceiling and radiator.

### **Kitchen**

18' 3" x 12' 3" ( 5.56m x 3.73m )

Kitchen comprising wall and base units with worksurfaces over, stainless steel inset sink and drainer unit inset to worksurfaces, built in oven with hob and cooker hood over, integrated fridge/freezer, integrated dishwasher, wall mounted boiler, double glazed window to the front aspect with further double glazed French doors to the rear aspect leading to rear garden and double glazed windows to the rear aspect and radiator.

### **First Floor Landing**

Stairs rising from entrance hall, access to loft space, door to built in storage cupboard, double glazed window to the side aspect, radiator and double glazed window to the side aspect.

### **Bedroom One**

10' 2" x 1' 3" ( 3.10m x 0.38m )

Two double glazed windows to the front aspect, built in wardrobes, radiator and door leading to en-suite.

### **En-Suite**

Suite comprising built in double shower, low level WC, wash hand basin, wall mounted heated towel rail, tiling to splashback areas and obscured double glazed window to the side aspect.

### **Bedroom Two**

9' 9" x 1' 1" ( 2.97m x 0.33m )

Double glazed window to the front and side aspect and radiator.

### **Bedroom Three**

8' 1" x 1' 1" ( 2.46m x 0.33m )

Double glazed window to the side aspect and radiator.

### **Bedroom Four**

7' 10" x 7' 9" ( 2.39m x 2.36m )

Double glazed window to the front aspect and radiator.

### **Bathroom**

Suite comprising bath with shower and screen over, low level WC, wash hand basin, wall mounted heated towel rail, extractor fan and tiling to splashback areas.

### **Externally**

#### **Front**

Open plan design and slate beds

#### **Rear Garden**

Enclosed with side pedestrian access, paved patio steps down lawn further paved patio with raise floral borders.

#### **Garage**

19' 6" x 9' 9" ( 5.94m x 2.97m )

Up and over door to the front aspect, eve storage space, light powered and side pedestrian access.



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## Ivatt Avenue, Wellingborough

- Four bedroom detached family home
- Sought after location
- En-suite to master bedroom
- Landscaped garden
- Viewing recommended

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

# £350,000



Please note the marker reflects the  
postcode not the actual property

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