



Total area: approx. 117.2 sq. metres (1261.8 sq. feet)



36 Haddon Close, Wellingborough, NN8 5ZB

£340,000

A BRILLIANT 4 BEDROOM HOME AT A GOOD PRICE ! This 4 bedroom family home offers comfort you deserve and a place for the family to grow. This delightful home is conveniently situated within a quiet cul de sac, in close proximity to the local Redwell Primary schools and other community facilities in this very sought after Gleneagles location within Wellingborough. Benefits include: The addition of a large Conservatory, modern kitchen & bathrooms, separate lounge & dining room, UPVC soffits and fascias boards, UPVC double glazing throughout, alarm system, 4 bedrooms, 3 of which have built in wardrobes, en-suite to master bedroom, gas radiator central heating, good quality floor coverings and interior decor. The property comprises entrance hall, separate lounge and dining room, UPVC Conservatory, kitchen, utility room, ground floor WC. To the first floor there is a landing, master bedroom with en-suite shower room, 3 further bedrooms and family bathroom. To the front there is a double width driveway providing good off road parking in front of the single garage and an open plan lawn garden. To the rear there is an enclosed garden which is mainly laid to lawn with a block paved patio area and large metal storage shed.

This is a lovely family home in a top location

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING 'C'





Entrance Hall
 Lounge
 16' max into bay x 13'2
 Dining Room
 9'10 x 9'
 Kitchen
 9'10 x 9'6
 Utility Room
 6'4 x 5'10
 Cloakroom/WC
 5'2 x 3'1



Landing
 Conservatory
 16'5 x 8'3
 Landing
 Master Bedroom
 13' x 9'10
 En-Suite
 7'1 max ndt 4'8 x 4'4



Bedroom 2
 9'6 x 9'3
 Bedroom 3
 9'2 max into wardrobe x 7'9
 Bedroom 4
 9'1 x 8'
 Bathroom
 6'1 x 5'10
 Integral Garage
 7'10 x 16'8



Tenure: Freehold
 Council Tax Band: D

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!

