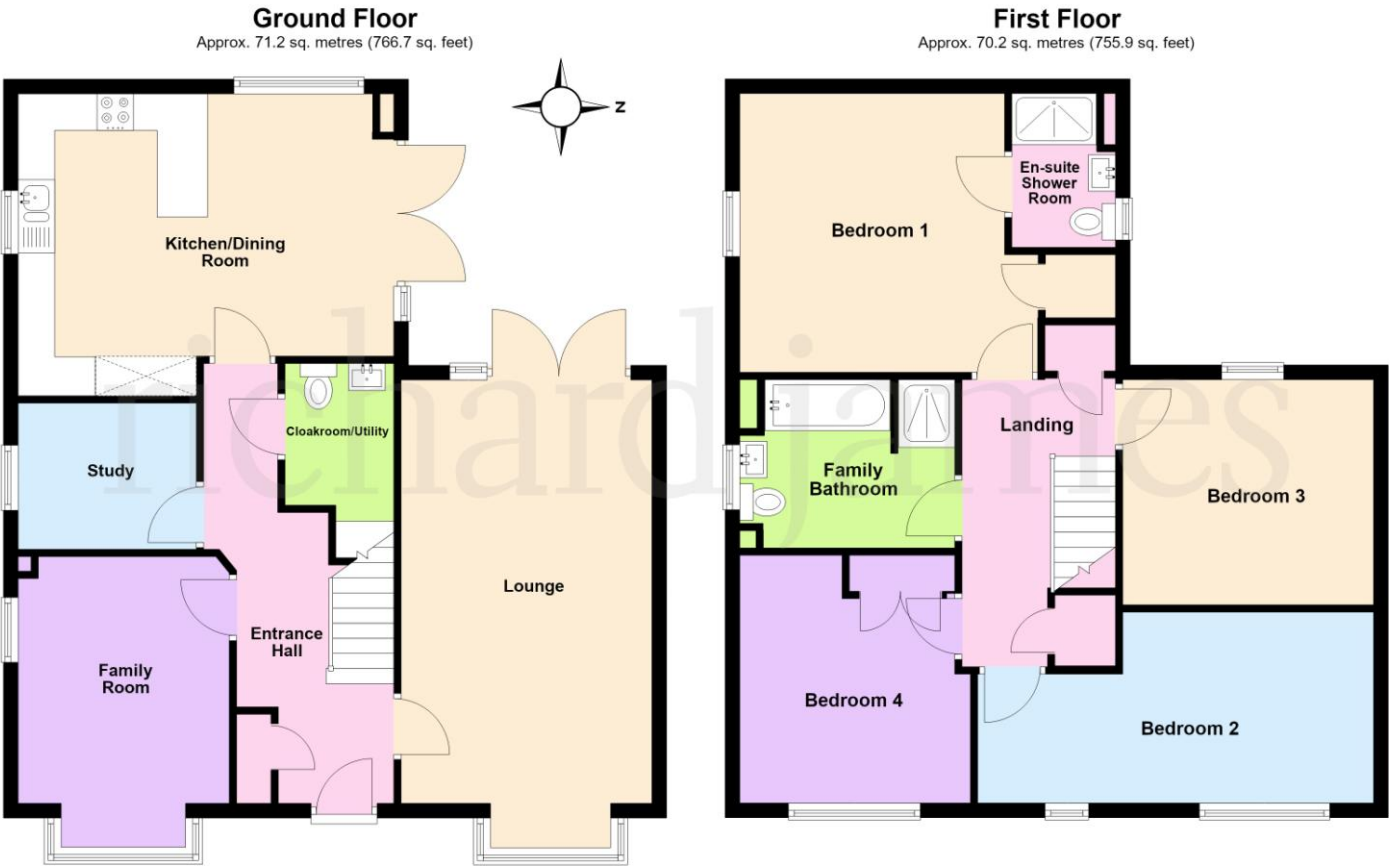




Prospero Drive Wellingborough NN8 3AQ
Freehold Price £450,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Offered for sale with no onward chain is this well presented four bedroom detached family home situated on the popular Wendel View development built in 2025 by Barratt Homes and still has over 8 years remaining on the new build warranty. The property benefits from uPVC double glazing, gas radiator central heating, solar panels, built in kitchen appliances to include oven, hob, dishwasher and fridge/freezer upgraded floor coverings, a ventilation system and further offers a cloakroom/utility, three reception rooms to include a 19ft lounge, a family room and a study, four well proportioned bedrooms with an ensuite shower room to the master and off road parking for two vehicles leading to a larger than average garage which measures 20ft x 10ft. A viewing is highly recommended. The accommodation briefly comprises entrance hall, cloakroom, lounge, family room, study, kitchen/dining room, master bedroom with ensuite shower room, three further bedrooms, family bathroom, gardens to front and rear, off road parking and a garage.

Enter via composite door with glazed insert to.

Entrance Hall

Stairs to first floor landing, luxury vinyl tile flooring, doaks cupboard, double radiator, doors to.

Cloakroom/Utility

White suite comprising low flush W.C., hand wash basin, plumbing and space for washing machine with work top over, tiled splash back, radiator, luxury vinyl tile flooring, extractor vent.

Study

8' 0" x 6' 7" (2.44m x 2.01m)
Window to side aspect, luxury vinyl tile flooring, radiator, network point.

Lounge

19' 0" plus bay x 11' 2" (5.79m x 3.4m)
Box bay window to front aspect, uPVC French doors with side window to rear garden, two double radiators, multi media point.

Dining Room

11' 1" plus bay x 9' 6" (3.38m x 2.9m)
Box bay window to front aspect, window to side aspect, luxury vinyl tile flooring, double radiator.

Kitchen/Dining Room

16' 10" max x 11' 8" max widening to 13' 6" (5.13m x 3.56m)(This measurement includes the area occupied by the kitchen units)
Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in electric oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer, cupboard housing gas fired boiler serving domestic hot water and central heating, triple radiator, luxury vinyl tile flooring, extractor vent, window to rear and side aspect, uPVC French doors with side window to rear garden.

First Floor Landing

Access to loft space, over stairs storage cupboard, airing cupboard housing hot water cylinder and solar diverter, radiator, ventilation vent, doors to.

Bedroom One

13' 5" max narrowing to 12' 8" x 12' 9" (4.09m x 3.89m)
Window to side aspect, built in wardrobe, double radiator, T.V. and network point, two ventilation vents, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, electric shavers point, double radiator, extractor vent, obscure glazed window to side aspect.

Bedroom Two

18' 4" x 8' 6" narrowing to 5' 10" (5.59m x 2.59m)
Two windows to front aspect, double radiator, two ventilation vents.

Bedroom Three

11' 6" x 10' 2" (3.51m x 3.1m)
Window to rear aspect, double radiator, two ventilation vents.

Bedroom Four

11' 1" narrowing to 9' 2" x 10' 0" (3.38m x 3.05m)
Window to front aspect, built in cupboard, double radiator, two ventilation vents.

Family Bathroom

White suite comprising panelled bath, tiled shower enclosure with thermostatic shower, low flush W.C., pedestal hand wash basin, tiled splash backs, double radiator, extractor vent, obscure glazed window to side aspect.

Outside

Rear Garden - Mainly laid to lawn, patio and path, plant beds retained by sleepers, water tap, enclosed by brick walls and feather board fencing, gated pedestrian access.

Front, Side and Rear - Mainly laid to cream stone chipping borders stocked with shrubs, driveway to rear of property providing off road parking for two vehicles leading to.

Garage

20' 3" x 10' 10" (6.17m x 3.3m)
Metal up and over door, power and light, storage to eaves space.

N.B.

We understand from the vendor that there is an annual estate management charge of £180.00.

Energy Performance Rating

This property has an energy rating of A. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,896 per annum. Charges for 2026/2027).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.



Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

