



**Ambleside Close, Wellingborough NN8 3ZG**

**welcome to**

## **Ambleside Close, Wellingborough**

This well presented modern mid terraced property, originally configured as three bedroom now offering two generous doubles ideally suited for first time buyers or developers seeking a versatile home,

### **Storm Porch**

Double glazed obscured door to front aspect, stairs rising to first floor landing and coving to ceiling.

### **Lounge**

14' 7" x 9' 4" ( 4.45m x 2.84m )

Triple glazed window to the front aspect, fitted shutter blinds, feature fireplace, wood flooring, radiator and coving to ceiling.

### **Kitchen**

13' 8" x 10' 5" ( 4.17m x 3.17m )

Double glazed French door to the rear aspect, kitchen comprising wall and base units with worksurfaces over, single drainer stainless steel sink unit with mixer tap over, gas oven, hob with cooker hood over, plumbing for washing machine and fridge/ freezer, breakfast bar with storage, coving to ceiling, wall mounted boiler and radiator.

### **Conservatory**

10' 5" x 7' 3" ( 3.17m x 2.21m )

UPVC and brick construction, tiled flooring, double glazed door leading out to garden and wall mounted electric heater.

### **First Floor Landing**

Hatch to loft space with ladder, part board with light and two built in storage cupboards.

### **Bedroom One**

11' 9" x 8' 3" ( 3.58m x 2.51m )

Triple glazed window to the front aspect with fitted shutter blind, built in wardrobe, built in over storage cupboard, radiator and coving to ceiling.

### **Bedroom Two**

13' 7" x 7' 7" ( 4.14m x 2.31m )

Two double glazed window to the rear aspect with fitted shutter blinds, wood flooring, build in wardrobes, radiator and coving to ceiling.

### **Bathroom**

Suit comprising panelled bath with screen and shower over, vanity unit with wash hand basin, low level WC, radiator, tiling to splash back areas, extractor fan and coving to ceiling.



## Externally

### Front

Partly enclosed with conifer screen and hedge being Gravelled providing parking.

### Rear Garden

Enclosed timber fencing, rear pedestrian access with paved patio and gravelled area and raised decking with pagola over.



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## **Ambleside Close, Wellingborough**

- Two generous bedrooms
- Cul-de-sac position
- Modern kitchen and bathroom
- Well presented Mid terraced
- Triple and double glazing

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

offers in excess of

**£230,000**



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Property Ref:  
WBR114213 - 0004

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