



# HARWOODS

Chartered Surveyors & Estate Agents



5 Ambleside Close, Wellingborough  
NN8 3ZH

£250,000 Freehold

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## 5 Ambleside Close, Wellingborough, NN8 3ZH

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A modern, yet now established 3 bedroom semi-detached house that is positioned at the top of a 'no through road' and is located to the west of Wellingborough, conveniently placed for shops, schools, Queensway Park and Park Farm Industrial Estate. Wellingborough Train Station is approximately 2.5 miles from the house and provides a service to London St Pancras in under 50 minutes.

The house has been extended to the rear by the current owners, creating a bright and spacious versatile dining come living room that runs off a stylish, refitted kitchen that features integrated appliances, high gloss cupboards and an 'Island unit/breakfast bar'. The front living room is a lovely size, whilst to the first floor there are 3 well proportioned bedrooms and a refitted family bathroom. Additionally, the house provides a useful/versatile Workshop/Storage Room, that would be ideal for a hobbyist.

Outside there is a driveway providing off road parking at the front, whilst to the rear is a paved garden that is easily maintained.

A smart and seemingly well cared for house, this would be ideal for a first time buyer, out of town purchaser or someone 'starting over'. Viewing recommend.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hallway

Entering from the front into the Hall; carpeted stairs rising to the first floor, door to the lounge and wall mounted consumer unit.

#### Lounge

14'8" x 10'4" (4.47m x 3.15m)

Good size front reception room that features laminate flooring, radiator, double glazed window and understairs storage cupboard. Door to the Kitchen.

#### Kitchen

10'6" x 13'5" (3.20m x 4.09m)

Stylish, refitted kitchen that was updated by the owners approximately 3 years ago. Featuring slate grey work tops and high gloss cupboards, the kitchen provides integrated appliances to include:- Washing Machine, Dishwasher, Fridge Freezer, ceramic hob and a raised twin oven. Additionally the kitchen features a contemporary Island unit come breakfast bar, 1 & 1/2 bowl sink and drainer and splash backs. The kitchen features smartly laid laminate flooring and opens on to the dining room extension.

#### Dining Room

12'1" x 12'4" (3.68m x 3.76m)

A real feature of the property is the dining room extension carried out by the owners in 2020, creating a bright and airy reception room that looks onto the garden. Tastefully decorated, the room features laminate flooring, radiator, patio doors opening onto the rear garden and light wells in the ceiling that combine to allow lots of light to enter the room. Side door leading to the storage room and workshop area.

#### Storage Room

12'8" x 7'3" (3.86m x 2.21m)

Useful and versatile room with fitted racking, door to the rear garden and opening to the workshop.

#### Work Shop

13'4" x 7'3" (4.06m x 2.21m)

Double glazed double doors opening into the area. Useful space that is ideal as a workshop/hobby room.

#### First Floor Landing

Fitted carpet, doors to all first floor rooms, double glazed window to the side, useful storage cupboard and loft hatch.

#### Bedroom 1

8'1" x 13'8" (2.46m x 4.17m)

Fitted carpet, double glazed windows to the front, fitted wardrobes, over stairs storage cupboard and radiator.

#### Bedroom 2

10'6" x 7'7" (3.20m x 2.31m)

Fitted carpet, double glazed window to the rear and radiator.

#### Bedroom 3

7'4" x 7'2" (2.24m x 2.18m)

Fitted carpet, radiator and double glazed window to the rear.

#### Bathroom

Smartly tiled, modern suite that features a bath with shower over, wash hand basin, WC and extractor fan.

#### Front Garden

Hardstanding driveway providing off road parking. Paved pathway to the front door and lawn garden.

#### Rear Garden

The garden is timber fenced enclosed and mainly paved for easy maintenance. Please note that the Pergola will be removed by the sellers.

#### Council Tax

North Northamptonshire Council. Band B rating. This rating may change due to the Improvement indicator on the Council Website being marked as 'Yes'.

#### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk).

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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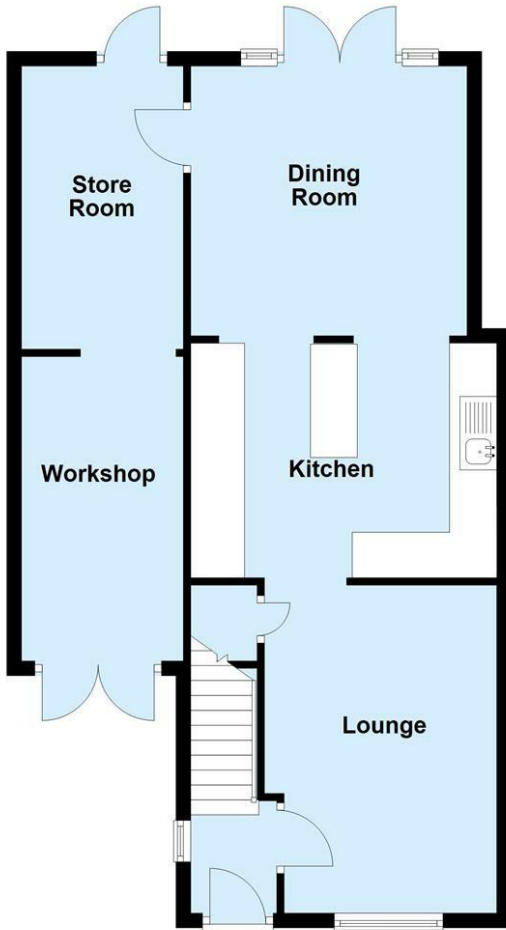
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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### Ground Floor



### First Floor

