HARWOODS
Chartered Surveyors & Estate Agents







# 11 Bush Close, Wellingborough
# Northamptonshire NN8 3GL

## £395,000 Freehold


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# 11 Bush Close, Wellingborough, Northamptonshire NN8 3GL

A smartly presented and spacious four-bedroom detached family house, situated in a no-through road on the outskirts of Wellingborough town centre. The property is conveniently placed for local shops, schools and Bassetts Close Park, with Wellingborough railway station just over two miles away, providing services to London St Pancras.

Built in the mid-1990s, the house offers generous and well-proportioned accommodation, featuring a spacious living room, separate dining room, fitted kitchen, useful utility room and a bright, part-brick conservatory overlooking the rear garden.

Upstairs are four bedrooms, each with fitted storage, together with an en-suite shower room to the principal bedroom and a spacious family bathroom.

Outside, a block-paved driveway provides off-road parking and leads to an integral single garage, whilst to the rear is an attractive, south-facing garden featuring a patio and vine-covered pergola.

With its generous accommodation, convenient location and attractive garden, the property is ideally suited to family living. An early viewing is recommended.

## The Accommodation comprises:
(Please note that all sizes are approximate only).

## Entrance Hallway
Approaching the house from the front, composite door opening into the hallway. Fitted carpet, stairs leading up to the first floor, doors to the living room, cloakroom and kitchen.

## Cloakroom
WC, wash hand basin and tile splash backs.

## Living Room
15'0" x 13'3" (4.57m x 4.04m)
Front facing main reception room that features double glazed window, electric fireplace and mantelpiece providing a nice focal point to the room, fitted carpet, radiator, ceiling coving, doors to the dining room.

## Dining Room
10'7" x 10'3" (3.23m x 3.12m)
Fitted carpet, radiator, ceiling coving, sliding patio doors to the conservatory.

## Conservatory
11'6" x 14'8" (3.51m x 4.47m)
A bright and versatile part-brick conservatory overlooking the rear garden. Its southerly aspect provides plenty of natural light, while the tiled roof helps make the room more useable as the seasons change.

## Kitchen
10'7" x 9'8" (3.23m x 2.95m)
Fitted kitchen with a range of cupboards and work tops, sink and drainer, splash backs, oven and grill, gas hob, extractor fan, double glazed window, radiator, door to the utility room.

## Utility Room
7'10" x 12'2" (2.39m x 3.71m)
Generous room that the sellers use in part as a second dining room. Features base cupboards, work tops, sink and drainer and plumbing for a washing machine. Door to the garage, sliding patio door opening to the rear garden.

## First Floor Landing
Fitted carpet, doors to all rooms and loft hatch.

## Bedroom 1
10'11" x 10'3" (3.33m x 3.12m)
Double bedroom that features built in wardrobes, fitted carpet, radiator, double glazed window and door to the ensuite.

## Ensuite
Spacious ensuite shower room that features WC, wash hand basin with vanity cupboard, shower cubicle, tile splash backs, double glazed window to the side.

## Bedroom 2
12'2" x 9'9" (3.71m x 2.97m)
Good sized double bedroom featuring double glazed window, radiator, carpet, cupboard over the stairs.

## Bedroom 3
10'9" x 7'10" (3.28m x 2.39m)
Comfortable 3rd bedroom that offers fitted carpet, built in wardrobe, double glazed window and radiator.

## Bedroom 4
9'5" x 7'2" (2.87m x 2.18m)
Well proportioned room that provides fitted carpet, and useful over-stairs storage cupboard and radiator.

## Bathroom
Spacious suite consisting of bath with mixer shower, WC, wash hand basin with vanity cupboard, and airing cupboard.

## Garage
Metal up and over door. Power and lighting.

## Outside - Front
Blocked paved driveway with parking for 2-3 vehicles and leading to the garage. Lawn garden. Gated side access to the rear garden.

## Rear Garden
Attractive, and colourful south facing garden that is mainly lawned but also features a block paved patio and vined-covered pergola that offers shade from the summer sun.

## Council Tax Band
North Northamptonshire Council. Council Tax Band D

## Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email 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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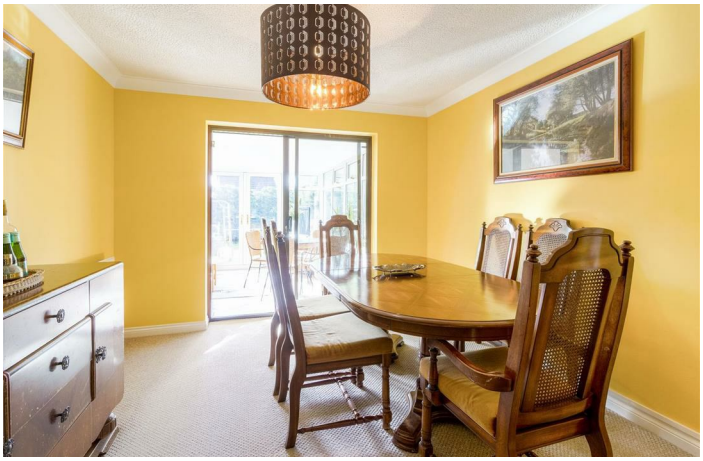
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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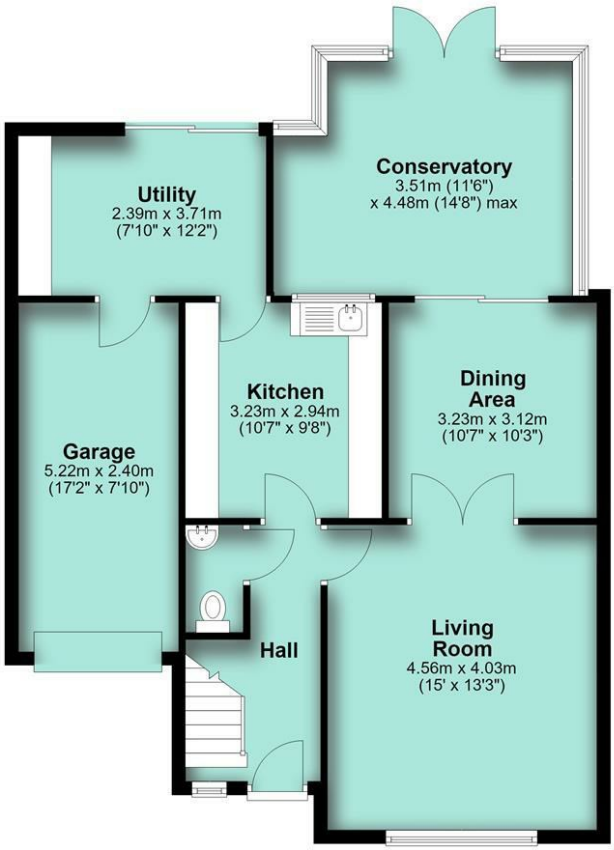




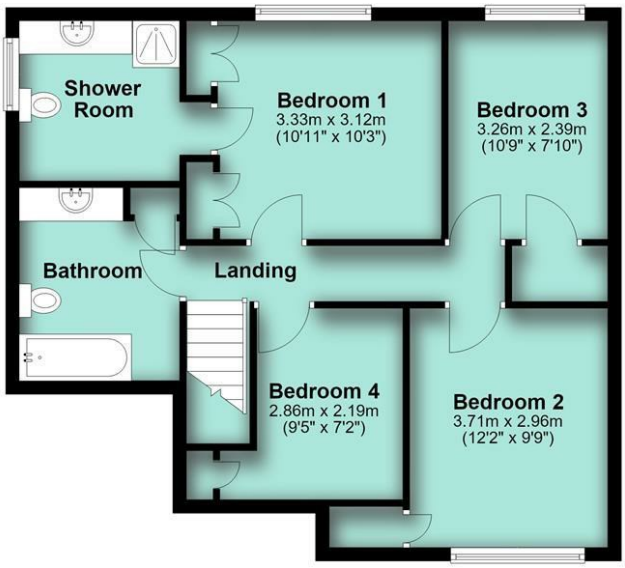


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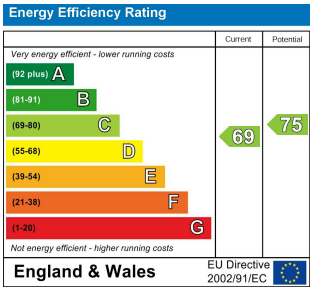
## Ground Floor

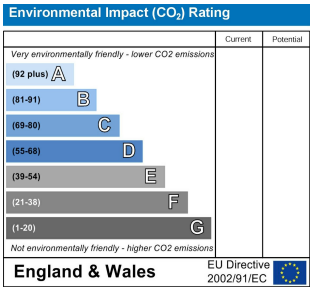



## First Floor




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Plan produced using PlanUp.





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