



**Balharvie Road, Wellingborough NN8 6BD**



**welcome to**

## **Balharvie Road, Wellingborough**

A well presented four bedroom detached family home benefiting from three reception rooms, four generous bedrooms, en-suite to master, cloakroom, utility room, driveway and garage. Viewing recommended.



### **Storm Porch Entrance Hall**

Part frosted double glazed door to front, stairs rising to first floor landing, built-in cloaks cupboard, radiator.

### **Cloakroom**

Suite comprising low level WC, pedestal wash hand basin, radiator, extractor fan, tiled splash backs.

### **Lounge**

19' 1" x 11' 4" ( 5.82m x 3.45m )

Double glazed windows to front and rear, further double glazed French door to rear, built-in display units and storage cupboard, feature display fire.

### **Dining Room**

11' 2" x 9' 5" ( 3.40m x 2.87m )

Dual aspect double glazed windows to front and side, radiator.

### **Study**

9' 5" x 6' 6" ( 2.87m x 1.98m )

Double glazed window to side, radiator.

### **Kitchen**

16' 5" x 13' 5" ( 5.00m x 4.09m )

Dual aspect double glazed windows to side and rear, further double glazed French door to side. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to work surface, base and wall storage units, built-in oven, hob, extractor hood, dishwasher, and fridge/freezer, radiator, tiled splash backs.

### **Utility Room**

5' 3" x 5' ( 1.60m x 1.52m )

Double glazed window to side, wall mounted boiler, plumbing for washing machine, work surface, storage cupboard, extractor fan.

### **First Floor Landing**

Hatch to loft space, radiator, built-in airing cupboard housing hot water cylinder.

### **Bedroom One**

13' x 10' 5" plus wardrobes ( 3.96m x 3.17m plus wardrobes )

Two double glazed window to side, radiator, built-in floor to ceiling wardrobes, built-in dressing table

### **En-Suite**

Frosted double glazed window to side. Suite comprising double shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled splash backs.

### **Bedroom Two**

11' 9" x 10' 4" ( 3.58m x 3.15m )

Double glazed window to rear, built-in floor to ceiling wardrobes, radiator.

### **Bedroom Three**

11' 9" x 8' 4" ( 3.58m x 2.54m )

Double glazed window to front, radiator.

### **Bedroom Four**

9' 8" x 8' 7" ( 2.95m x 2.62m )

Double glazed window to front, radiator, built-in floor to ceiling wardrobes.

### **Bathroom**

Frosted double glazed window to side. Suite comprising panelled bath, built-in double shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor fan, built-in wall mounted storage cabinets, tiled splash backs.

### **Outside Front Garden**

Open plan, shrub and flower borders, laid mainly to lawn.

### **Rear Garden**

Enclosed, laid mainly to lawn.

### **Parking**

Driveway with parking for two vehicles.

### **Garage**

Up and over door to front.



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## **Balharvie Road, Wellingborough**

- Popular Glenvale development
- Detached family home
- Four generous bedrooms
- Three reception rooms
- En-suite to master bedroom

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £410,000



Please note the marker reflects the postcode not the actual property

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