



2 Hunt Close
Wellingborough, NN8 4HG



Simpson & Weekley

Impressive four bedroom detached family home with accommodation set over three floors! This well presented house boasts off road parking for two cars in addition to a single garage and now benefits from the addition of a conservatory overlooking the stunning Westerly facing rear garden. With bedrooms set over two floors, all bedrooms are a generous size, the master bedroom comes with an en-suite shower room and there is also a modern family bathroom on the first floor. The ground floor entrance hall is a welcoming space with doors leading to a cloakroom, a living room with double doors to a conservatory and the open kitchen/diner is complimented by the adjoining utility room offering a welcome convenience. Externally the front garden comes with parking for two cars and access to the single garage whilst the rear garden comes with a good degree of privacy to the rear and is an ideal outside space for anyone wanting a low level maintenance garden with artificial turf and a raised decking area whilst also reaping the benefits of established trees from just beyond your boundary. A lovely family home that has to be seen to be fully appreciated. Council Tax Band B. EPC: Ordered

Price £350,000



4



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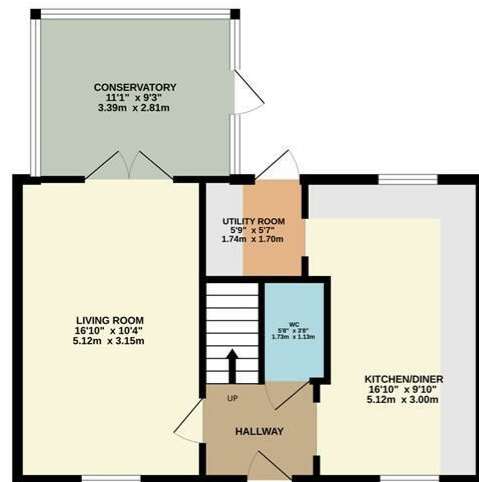


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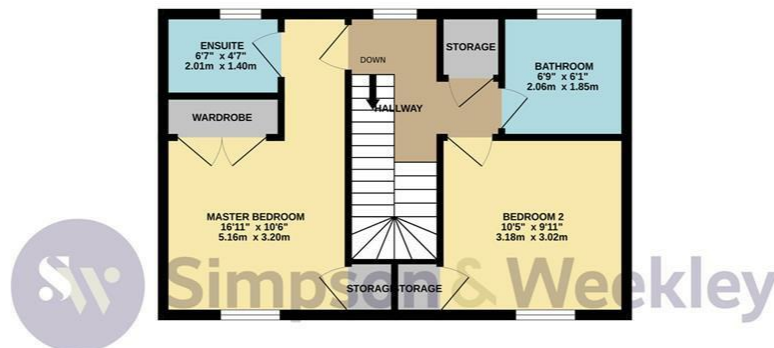


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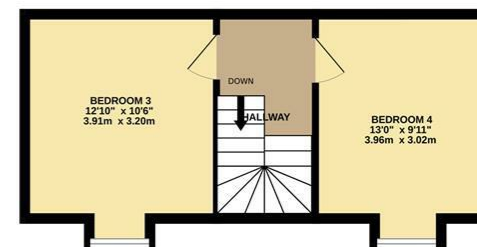
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

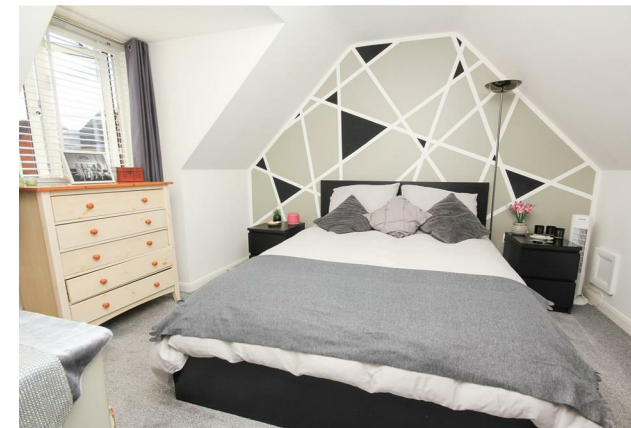


TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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