



# HARWOODS

Chartered Surveyors & Estate Agents



29 Haddon Close, Wellingborough  
NN8 5ZB

£370,000 Freehold

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## 29 Haddon Close, Wellingborough, NN8 5ZB

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A smartly presented 4 bedroom detached family home, positioned to the north of the town centre on the popular residential estate of The Gleneagles. Located at the top of a cul de sac, the house is conveniently placed within walking distance of the well regarded Redwell School, Tesco Express and Kilborn Park. Wellingborough train station is approximately 2.5 miles from the house, with a service to London St Pancras in under 50 minutes.

Featuring UPVC double glazing and gas central heating, the accommodation consists of a spacious 'through' hallway, lovely size lounge that opens to the dining room, refitted cloak room and a modern refitted kitchen with utility recess. To the first floor are 4 well proportioned bedrooms (refitted en suite to the master) and modern refitted bathroom suite.

Outside, at the front is a hardstanding driveway providing parking for a couple of cars, a single garage and EV charging point. To the rear is an stylish, landscaped garden that enjoys a sunny, southerly facing.

The house would be ideally for a growing family and a viewing is recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Enter from the front under a canopy porch and via a composite double glazed door, kardene flooring, radiator, stairs rising to the first floor, doors to all downstairs rooms.

#### Cloakroom

Smartly refitted suite with WC, wash hand basin and vanity unit, splash backs, extractor fan, and radiator.

#### Living Room

12'1" x 14'8" (3.68m x 4.47m)

A bright and spacious room that looks onto the rear garden and features fitted carpet, refitted fire place with granite hearth and surround, mantle piece over, UPVC double glazed windows to the rear, radiator, ceiling coving.

#### Dining Room

12'3" x 8'8" (3.73m x 2.64m)

Lovely size dining room that opens to the living and features fitted carpet, UPVC double glazed sliding door to the rear, radiator, and ceiling coving.

#### Kitchen and Utility

8'7" x 10'8" (2.62m x 3.25m)

Modern, refitted kitchen that features wall mounted and base level cupboards, soft close pull out drawers, works tops, steel sink and drainer, splash backs, integrated induction hob, oven with chimney style cooker hood over, breakfast bar with radiator under, kardene flooring, plumbing for a washing machine, UPVC double glazed window to the front, UPVC double door to the side.

#### First floor landing

Fitted carpet, doors to all rooms, loft hatch, airing cupboard housing the hot water cylinder.

#### Bedroom 1

14'2" x 9'2" (into wardrobe) (4.32m x 2.79m (into wardrobe))

Spacious double room that features built in wardrobes fitted carpet, , UPVC double glazed window to the front, radiator, and door to the en suite.

#### En suite

Stylish refitted suite that features WC, shower cubicle, wash hand basin with vanity unit under, UPVC double glazed window to the front, extractor fan, splash backs.

#### Bedroom 2

12'1" x 8'8" (into wardrobe) (3.68m x 2.64m (into wardrobe))

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

#### Bedroom 3

12'1" x 8'8" (into wardrobe) (3.68m x 2.64m (into wardrobe))

Fitted carpet, UPVC double glazed window to the front, radiator.

#### Bedroom 4

11'0" x 8'0" (3.35m x 2.44m)

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

#### Bathroom

Modern refitted suite with bath and shower over, WC with vanity unit, ceramic sink, UPVC double glazed window to the rear, towel rail, splash backs.

#### Garage

7'7" x 16'9" (2.31m x 5.11m)

Metal up and over door, power and lighting.

#### Front Garden

To the front is a hard standing driveway that offers parking for 2 vehicles and leading to the single garage. Electric charger point is located to the side of the garage. Decorative gravelled area to the side of the driveway and a paved pathway leads to the rear garden (via gate).

#### Rear Garden

A real feature of the house is the contemporary landscaped garden created by the current owners that enjoys a Southerly facing. Featuring flag stone paved patio area with a smart 'Crocodile' Veranda with electric awning that is perfect for entertaining. The garden is tiered with steps running up the side with an array of plants creating a vibrant and private garden space that is easy to maintain.

#### Council Tax

North Northamptonshire Council. Band C rating.

#### 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). Our offices are open from Monday to Friday from 9:00 until 6:00, Saturday from 9:00 until 4:00.

#### 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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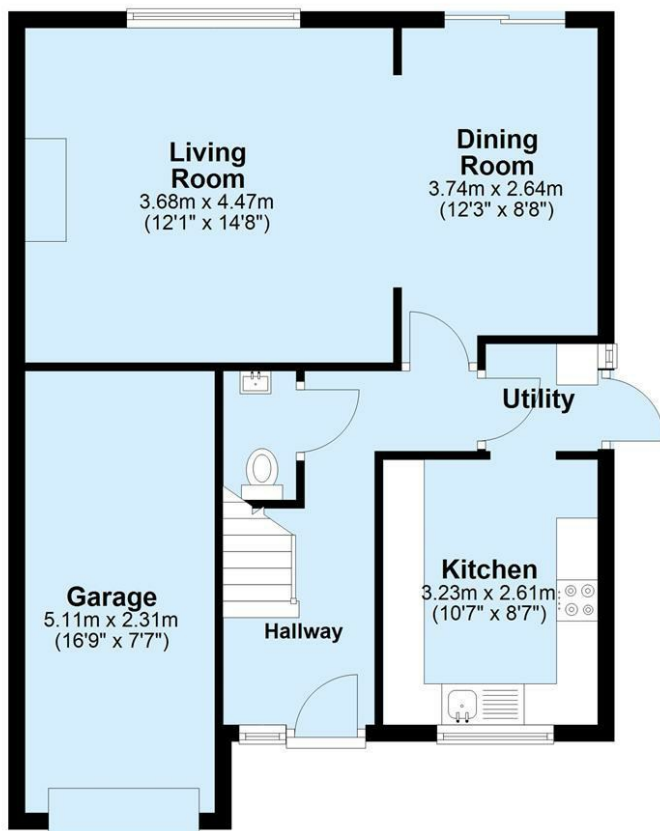




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Ground Floor



First Floor

