

Churchill Avenue  
Wellingborough  
NN8 5YG

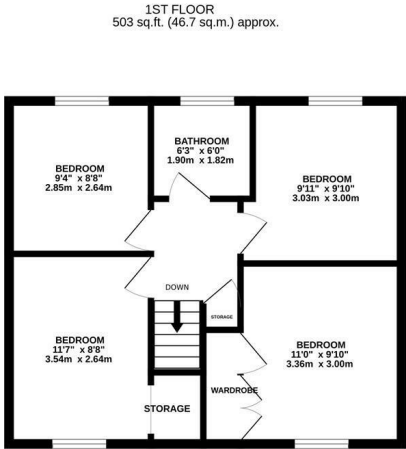
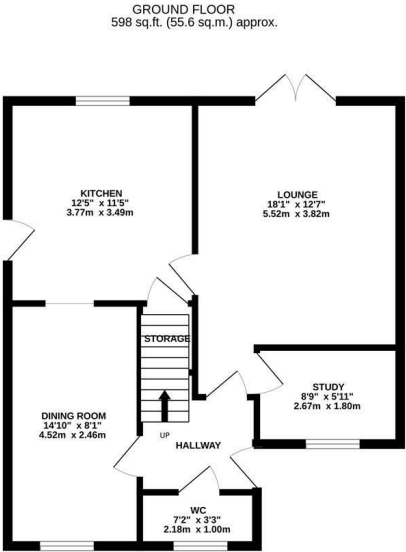
£340,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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## AT A GLANCE...



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## WHAT'S GREAT?

Nestled on Churchill Avenue in Wellingborough, on the desirable Gleneagles estate, this delightful four-bedroom family home has been thoughtfully upgraded by the current owners to cater to modern living needs. The property boasts a beautifully converted garage, which now serves as an open kitchen and dining area, perfect for family gatherings and entertaining guests. The generous living room offers ample space, allowing for the separate study or office room, ideal for those who work from home or require a quiet space for study.

Venturing upstairs, you will find that the owners have cleverly utilised alcoves to create spacious built-in wardrobes and additional storage, ensuring that every inch of space is maximised for convenience and organisation.

Practicality is equally well catered for, with a boarded loft providing excellent additional storage and convenient ladder access. Outside, a generous timber shed, making it ideal for use as a workshop, hobby space, or secure storage

The private landscaped rear garden is a true highlight, providing a serene and welcoming outdoor space that can be enjoyed throughout the seasons. Whether you wish to host summer barbecues or simply relax with a book, this garden is sure to meet your needs.

Conveniently located near local schools and parkland, this property is perfectly suited for both professionals and families alike. With its modern upgrades and thoughtful design, this home offers a wonderful opportunity for those seeking comfort and style

...expect excellence



# SELLER'S SECRET

We bought this house with the intention of it being our forever home. If it wasn't for our growing family, we wouldn't be considering leaving. Churchill Avenue is full of friendly neighbour's who we now class as friends and will always remain in touch with. The community is great, and we are located close to multiple parks, ideal for small children. We are also a stone's throw away from Redwell School, which is widely considered to be the best Primary School in Wellingborough, making things hassle-free for school drop-offs. There are plenty of routes to explore if you enjoy walking, and we are close to local convenience stores.



## Why we like it....

Having been thoughtfully upgraded by the current owners over the years, this attractive home has been reconfigured to create a layout that perfectly suits modern-day living. The improvements have enhanced both the style and functionality of the property, resulting in a welcoming and versatile home.

One of the property's standout features is the beautifully maintained private garden, providing the perfect setting for outdoor entertaining, family gatherings, or simply relaxing with a drink after a long day's work in a peaceful and secluded environment.

To buy or not to buy....

# OSCAR JAMES

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