HARWOODS
Chartered Surveyors & Estate Agents

# 8 Pippin Close, Wellingborough
# NN8 2DN

## £345,000 Freehold


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# 8 Pippin Close, Wellingborough, NN8 2DN

A 4 bedroom link-detached house situated within a small cul de sac and conveniently placed within walking distance of the town centre shops and amenities.

Features include gas radiator central heating, partial UPVC double-glazing, parking, good sized single garage, generous sized front garden and rear garden with a good degree of privacy.

The accommodation includes a downstairs cloakroom/WC, two separate reception rooms, conservatory, kitchen/breakfast room, utility room and the main bedroom has an en suite shower room.

Viewing recommended.

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

## Recess Porch

## Entrance Hall
Decorative part-glazed timber front door, two radiators, central heating thermostat and doors leading off to cloakroom, living room, dining room and kitchen.

## Cloakroom/WC
WC and pedestal wash basin. Radiator, electricity consumer unit and UPVC double-glazed window to the front.

## Living Room
16'4" x 11'1" (4.98m x 3.38m)
Fitted gas fire with mantel surround. Double radiator. Double-glazed timber window to the side and hardwood framed double-glazed French doors leading through to the conservatory.

## Conservatory
9'0" max x 10'1" (2.74m max x 3.07m)
Tiled floor, double radiator, UPVC double-glazed windows and UPVC double-glazed door leading to the garden.

## Dining Room
11'1" x 8'7" (3.38m x 2.62m)
Radiator and UPVC double-glazed window to the front.

## Kitchen
12'9" x 8'9" (3.89m x 2.67m)
1.5 bowl ceramic sink and drainer, base cupboards, base storage drawers, wall mounted cupboards and ample worksurface areas including fitted breakfast bar. Radiator, plumbing for dishwasher, UPVC double-glazed window to the rear and door to utility room. Please note that the integrated fridge and freezer are not in working condition.

## Utility Room
12'9" x 8'9" (3.89m x 2.67m)
Single drainer stainless steel sink with base cupboard under, wall mounted double cupboard and worksurface. Radiator, plumbing for automatic washing machine, further under-worksurface appliance space, tall broom cupboard, Worcester Greenstar gas boiler, double-glazed timber window to the rear and timber double-glazed door to the garden.

## First Floor Landing
Loft hatch, airing cupboard with lagged hot water cylinder, doors off to all bedrooms and family bathroom.

## Bedroom 1
14'8" x 10'3" max excl doorway (4.47m x 3.12m max excl doorway)
Fitted wardrobes and storage drawers. Radiator and double-glazed timber window to the rear. Door to en suite.

## En Suite Shower Room
Suite comprising WC, pedestal washbasin and wide shower. Radiator, shaver light and double-glazed timber window to the rear.

## Bedroom 2
11'1" min x 10'4" (3.38m min x 3.15m)
Fitted wardrobe and storage drawers. Radiator and UPVC double-glazed window to the front.

## Bedroom 3
11'9" plus dormer x 9'0" (3.58m plus dormer x 2.74m)
Radiator, loft hatch and UPVC double-glazed dormer window to the front.

## Bedroom 4
9'10" x 8'9" (3.00m x 2.67m)
Radiator and UPVC double-glazed window to the front.

## Family Bathroom
Suite comprising WC, pedestal washbasin and bath with shower mixer over. Tiled walls, radiator and double-glazed timber window to the rear.

## Front Garden
The property owns the curved open plan area of grass that forms the centre piece of Pippin Close and includes both the large mature tree and a smaller tree (both are subject to tree preservation orders). There is also a gravelled area and small ornamental pond within the front garden. A shared access leads to a block paved driveway and garage. A side gate gives access on foot to the rear garden.

## Garage
18'4" x 9'2" (5.59m x 2.79m)
A generous size single garage with metal garage door, lighting and power sockets.

## Rear Garden
Rear garden with paved patio, lawn and mature shrubs. The garden has a good degree of privacy.

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

## 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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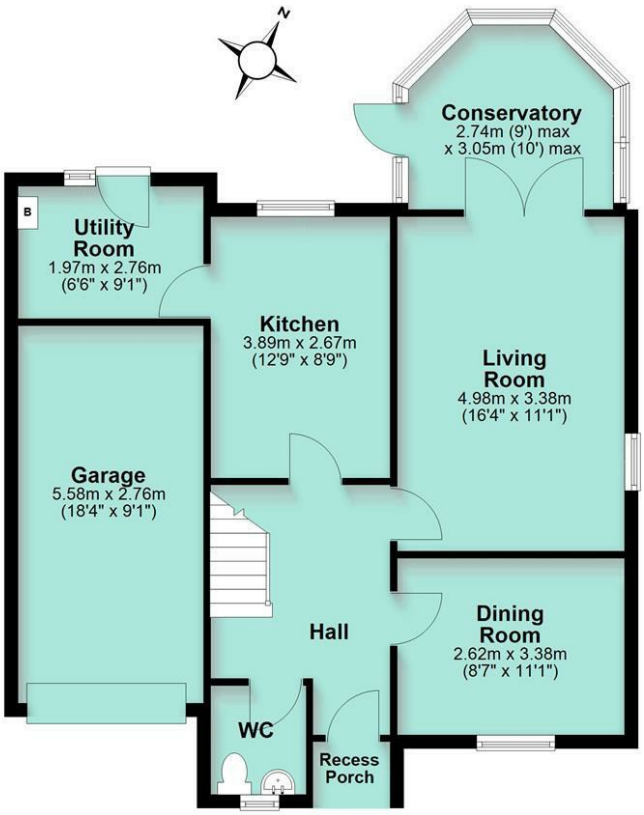
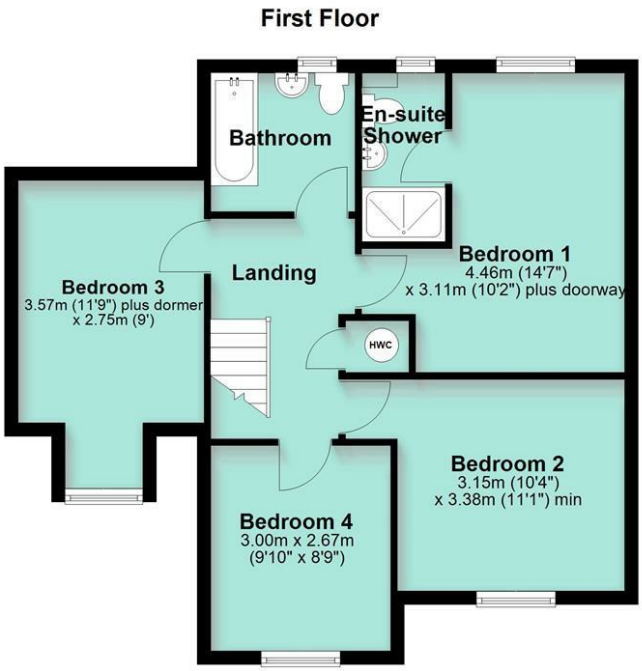
## Ground Floor




## First Floor

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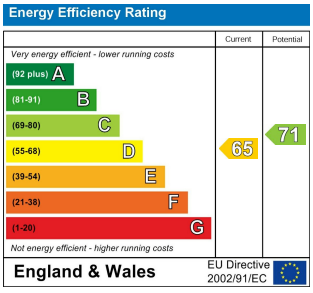


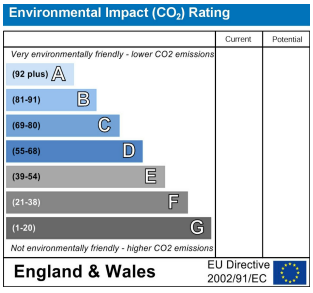



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