



HARWOODS

Chartered Surveyors & Estate Agents

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk
T : 01933 278591
E : res@harwoodsproperty.co.uk



89 Harrowden Road, Wellingborough, Northants NN8 5BD

£825,000 - Freehold

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Built in 1936, 'Whytewell' is a distinctive and individual character home arranged over three floors, positioned to the north of Wellingborough on one of the town's most established residential roads.

Sympathetically updated by the current owners, the property successfully combines its original character with the efficiency expected of modern living. Improvements include UPVC double glazing, cavity wall insulation, solar panels, an air source heat pump and bi-fold doors, creating a home that is both economical to run and comfortable throughout the year.

Set back from the road behind electric gates, the property enjoys a generous frontage with off-road parking for several vehicles together with a 32ft long garage. Retaining a number of period features, including the attractive front door and herringbone parquet flooring to the spacious entrance hall, the accommodation comprises a generous living room centred around an impressive inglenook-style fireplace, versatile separate dining room, sitting room opening into the conservatory, and a beautifully refitted kitchen featuring a range of integrated appliances and an island breakfast bar with built in wine cooler

The upper floors provide six bedrooms, including three particularly generous double bedrooms, together with two en-suite shower rooms and a stylishly refitted family bathroom, creating flexible accommodation for larger families, guests or those working from home.

To the rear is a large, private garden enjoying a sunny westerly aspect. Predominantly laid to lawn, the garden also features a generous patio seating area, creating an ideal space for outdoor entertaining and family gatherings. The property has planning permission to extend the rear of the house, together with lapsed plans to rebuild and extend the garage. Further details can be made available upon request.

The house is available with no upward chain and an early viewing is recommended to appreciate all that this prestigious home has to offer.



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The Accommodation comprises:

(Please note that all sizes are approximate only).

Hallway

Attractive entrance hallway featuring herringbone parquet flooring, period staircase leading to the first and second floors, column-style radiator and doors leading to the living room, dining room, sitting room and cloakroom.

Living Room

19'2" x 16'5" reducing to 12'11" (5.84m x 5.00m reducing to 3.94m)

Generous principal reception room centred around an impressive inglenook-style fireplace with sandstone surround and multi-fuel stove. Featuring herringbone parquet flooring, spotlights, cove lighting and radiators. Double glazed windows to the front and side together with bi-fold doors opening onto the garden create an excellent level of natural light.

Dining Room

14'11" x 12'11" (4.55m x 3.94m)

Good sized, versatile reception room that features Herringbone Parquet flooring, spot lights, cove lighting, period fire place, radiator, and double glazed windows to the front and side.

Sitting Room

11'11" x 11'3" (3.63m x 3.43m)

Wood flooring, corner wood burning stove, radiator, downlights, fitted period cupboard, doors to the conservatory and kitchen.

Conservatory

13'3" x 11'0" (4.04m x 3.35m)

Spacious 'Victorian' style conservatory that features wood flooring, air conditioning unit, double glazed windows to the side and rear, double doors opening onto the garden and opening to the kitchen.

Kitchen Breakfast Room

25'0" x 9'11" (7.62m x 3.02m)

Contemporary refitted kitchen featuring Quartz worktops, boiling-water tap, ceramic sink with drainer, integrated NEFF oven, Kaiser Eco Air cooker hood, integrated fridge/freezer and dishwasher. Offering an excellent range of base and wall units together with a freestanding island/breakfast bar incorporating an integrated wine cooler. Under-counter lighting, spotlights and double glazed windows to the side and rear. Door to the utility room.

Utility Room and Store

Utility room features work tops, base and wall mounted cupboards, plumbing for washing machine and control panels for the Air Source Heat Pump. Doors to the front and rear. Useful store room with SolaX solar Battery Inverter.

Cloakroom

Smartly refitted cloakroom that features sink with vanity unit under, double glazed window to the side and WC. Under stairs storage cupboard.

First Floor Landing

Carpeted landing with doors to all first floor rooms. Storage cupboard and double glazed window to the side.

Bedroom 1

19'3" X 12'11"

Principal bedroom that features fitted carpet, double glazed windows to the front, side and rear. Cove lighting, radiator and door to the ensuite shower room.

Ensuite

Smartly refitted ensuite shower room with shower, WC and wash hand basin.

Bedroom 3

14'11" x 12'11" (4.55m x 3.94m)

Lovely size bedroom that features double glazed window to the front and side, fitted carpet, cupboard, radiator, spot lights.

Bedroom 4

11'3" x 11'5" (3.43m x 3.48m)

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

Bathroom

Smartly refitted 4 piece bathroom suite comprising of corner shower with tile splash backs, bath, double sink with vanity unit, WC airing cupboard, double glazed windows, cove lighting.

Top Floor Landing

Carpeted landing with double glazed window to the side. Doors to all rooms.

Bedroom 2

23'5" reducing to 15'4" x 12'10" (7.14m reducing to 4.67m x 3.91m)

Lovely size bedroom that features double glazed windows to the side and rear, air conditioning, fitted carpet, radiator and door to the ensuite.

Ensuite

Modern, smartly tiled suit comprising of corner shower, WC, wash hand basin and vanity unit.

Bedroom 5

8'5" x 11'10 (2.57m x 3.61m)

Fitted carpet, double glazed window, radiator and storage cupboard.

Bedroom 6/Dressing Room

15'8" x 9'2" (4.78m x 2.79m)

Versatile room previously used as a bedroom, dressing room and home office. Fitted carpet, skylights and storage cupboard.

Outside - Front

Hardstanding driveway providing off road parking for several vehicles. Lawn area, mature shrubs and trees.

Garage

32'10" x 8'7 (10.01m x 2.62m)

Garage features power and lighting with door to the front and side and window to the rear. Plan permission was previously granted (since lapsed) to demolish the garage and build a double garage with accommodation above. Plans can be provided on request.

Rear Garden

Established rear garden enjoying a sunny westerly aspect. Predominantly laid to lawn, the garden also features a generous patio seating area, creating an ideal space for outdoor entertaining. Generally well screened from neighbouring properties by a variety of mature trees and hedging, the garden offers a good degree of privacy together with colour and interest throughout the seasons.

Council Tax

North Northamptonshire Council. Band F rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

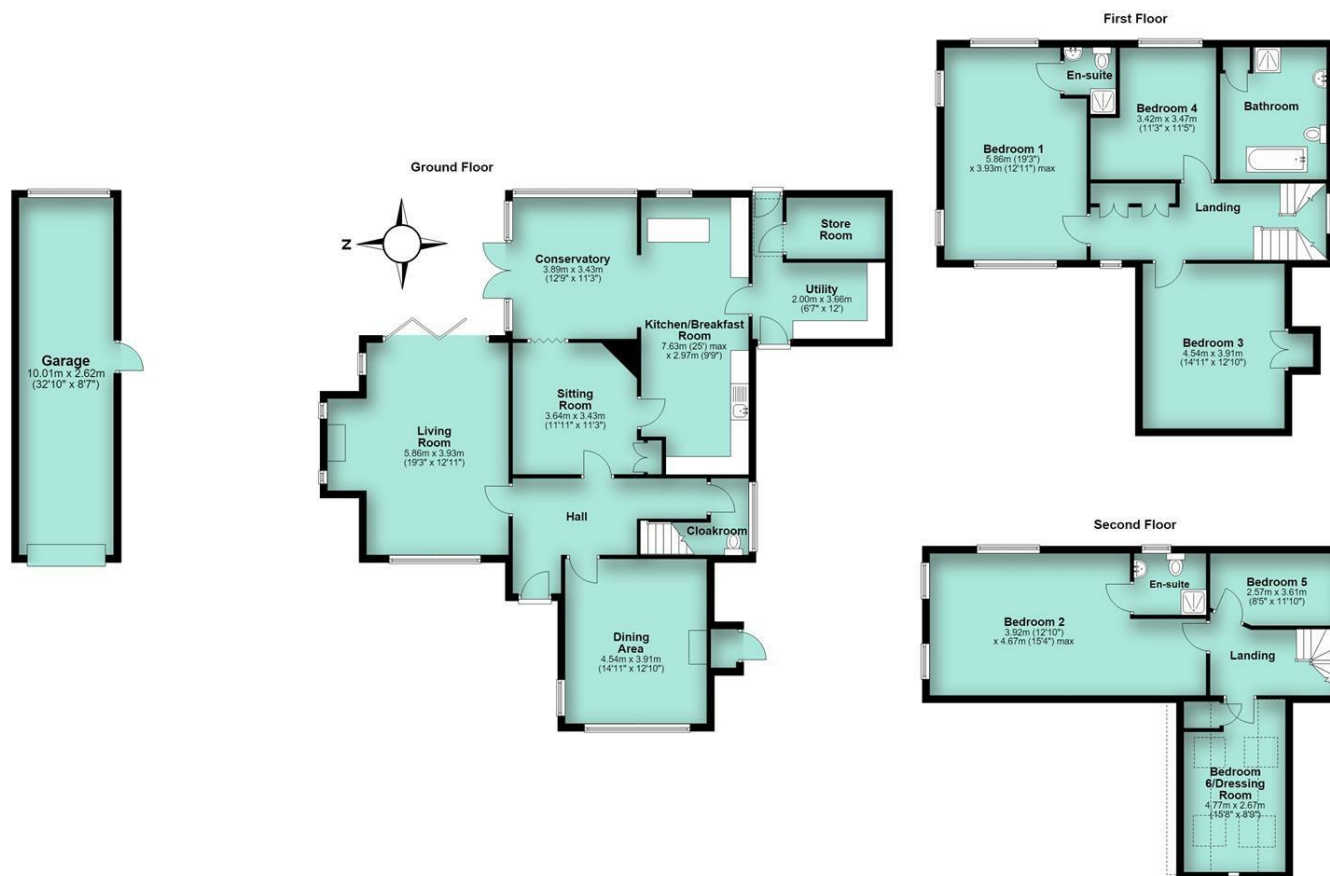
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This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanIt.

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