HARWOODS
Chartered Surveyors & Estate Agents

10 Goodwin Close, Wellingborough
NN8 4BS

£315,000 Freehold

21 Silver St, Wellingborough
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10 Goodwin Close, Wellingborough, NN8 4BS

A modern and well-established three-bedroom detached family home, pleasantly situated to the north of the town within the popular residential development of Gainsborough Drive.

The property offers well-proportioned and family-friendly accommodation comprising three double bedrooms, including a generous principal bedroom with en-suite shower room. The ground floor features a box-bay fronted living room with double doors opening into the dining room, a fitted kitchen, separate utility room, cloakroom, and a welcoming through hallway.

Externally, the property benefits from a hard-standing driveway providing off-road parking for two vehicles, leading to a single garage and EV charging point. To the rear is a south-facing garden, with lawn and patio areas.

Conveniently located close to the Niort Way ring road, the home offers excellent access to Wellingborough Train Station, with services to London St Pancras in under 50 minutes. Redhill Farm Centre is approximately half a mile away and provides a range of local amenities including a public house, Co-op store and fast-food outlets.

Viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front into a through hall that features fitted carpet, radiator, under stairs storage cupboard, dog legged stair case rising to the first floor, doors to the Lounge, Dining Room, Kitchen and Garage.

Living Room

13'10" x 11'4" (4.22m x 3.45m)

Lovely size, box bay fronted reception room that features UPVC double glazing, radiator, fitted carpet, gas fire place with stone hearth and wooden surround. Glazed double doors leading to the dining room.

Dining Room

11'6" x 9'3" (3.51m x 2.82m)

Good size second reception room that looks onto the back garden. Featuring fitted carpet, radiator, double glazed windows and a double glazed door that opens on the garden

Kitchen

8'0" x 9'9 (2.44m x 2.97m)

Fitted kitchen comprising of base and wall mounted cupboards, pull out drawers, steel sink and drainer, tile splash backs, double glazed window to the rear, oven with gas hob, plumbing for a washing machine or dishwasher, opening to the utility.

Utility

6'10" x 3'10" (2.08m x 1.17m)

Compact utility area featuring work tops, steel sink and drainer, washing machine, double glazed window to the rear, door to the side leading to the rear garden.

Cloak Room

With WC, wash hand basin, tile splash backs, radiator and double glazed window to the side.

Landing

Carpeted landing with window to the side, doors to all first floor rooms, loft hatch.

Bedroom 1

11'4 x 17'1" (max) (3.45m x 5.21m (max))

Lovely size principle room that features fitted carpet, double glazed window to the front, opening to a dressing area and door through to the en suite shower room.

En Suite

Shower cubicle with WC, wash hand basin and radiator. Tile splash backs and double glazed window to the front.

Bedroom 2

11'9" x 10'10" (3.58m x 3.30m)

Good size bedroom that features fitted carpet, radiator and double glazed window to the rear.

Bedroom 3

7'6" x 12'5" (2.29m x 3.78m)

Spacious 3rd bedroom that features UPVC double glazing, fitted carpet and radiator.

Bathroom

Featuring a bath with mixer shower tap, WC, wash hand basin, double glazed window to the side and tile splash backs.

Front Garden & Driveway

Hard standing driveway providing parking for 2 vehicles that leads to a single garage.
EV charger point, decorative shingle area, gated side pathway leading to the rear garden.

Garage

Up and over metal door, power and lighting.

Rear Garden

Good size, timber fence enclosed garden that enjoys a sunny, southerly facing. The garden backs onto a small spinney giving a green back drop. The garden is mainly lawn, but does feature decorative shingle area to the side and paved patio.

Council Tax

North Northamptonshire. Band D.

Wanting to View?

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

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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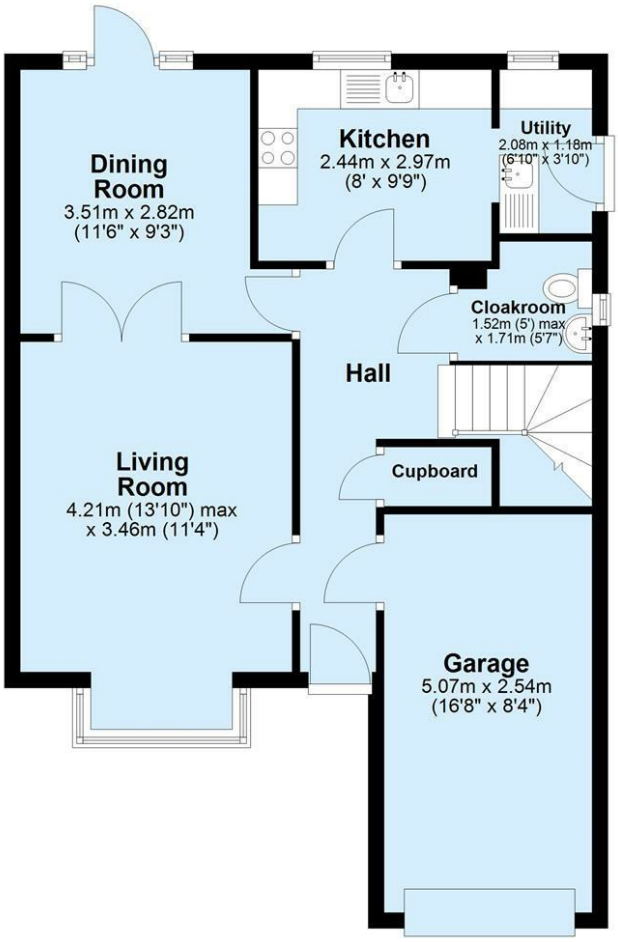
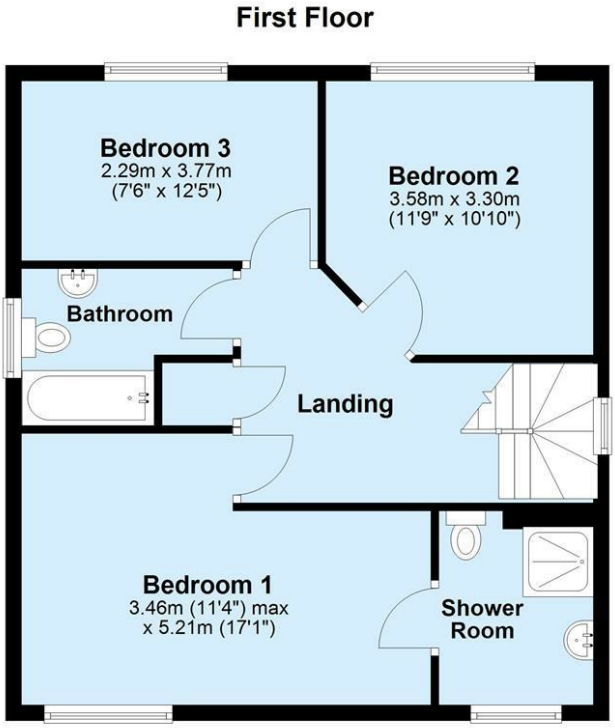
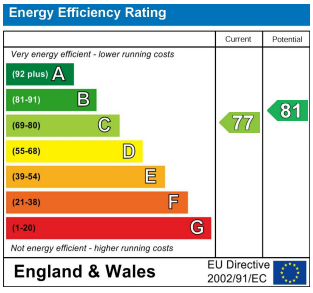
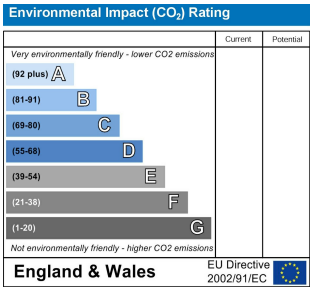
Ground Floor



First Floor







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