HARWOODS
Chartered Surveyors & Estate Agents

15 Wharton Close, Wellingborough
Northamptonshire NN8 4TL

£350,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

The Property Ombudsman
RICS

15 Wharton Close, Wellingborough, Northamptonshire NN8 4TL

An attractive bay fronted three-storey townhouse featuring a fantastic rear extension, giving the house a contemporary open plan feel. The house is in a tucked away position within a cul de sac, on the outskirts of Wellingborough town centre. Ideally situated close to local shops, schools, and Bassetts Close Park, the property is just over a mile from Wellingborough train station, which offers direct services to London St Pancras in under 50 minutes.

Built by Francis Jackson Homes in 2001, this well-presented home provides generous, family-friendly accommodation arranged over three floors. The ground floor features a welcoming entrance hall, a bay-fronted dining room, and a smartly refitted kitchen with integrated appliances, along with a bright living room that opens onto the rear garden.

On the first floor are two double bedrooms and a smartly refitted family bathroom. The top floor features a spacious principal bedroom with built-in wardrobes and a stylish refitted en suite shower room, as well as an additional double bedroom.

Outside, the property benefits from a hardstanding driveway leading to a single garage. The wide rear garden is mainly laid to lawn, complemented by paved and decked seating areas—perfect for outdoor entertaining.

Viewing highly recommended.

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

Hallway
Enter from the front via composite double glazed door into the hall. Wood lamiante flooring, door to the dining room, (leading to all ground floor rooms) under stairs storage cupboard and dog legged carpeted stairs rising to the first floor landing.

Dining Room
10'9" x 8'9" (3.28m x 2.67m)
Spacious bay fronted reception room that features double glazed window, laminate flooring, radiator, ceiling coving and opening to the kitchen.

Kitchen
16'0"8'9" (4.88m2.67m)
Smartly refitted kitchen that offers integrated oven and grill, ceramic hob with chimney style cooker hood over, along with a fridge and freezer. The kitchen is ideal for a keen cook with plenty of work top space, base and wall mounted cupboards, pull out drawers, composite sink and drainer, plumbing for a dish washer and tile splash backs. Laminate flooring, doors to the utility and an opening to the living room.

Utility Room
Work top, sink and drainer, smartly tiled splash backs and plumbing for a washing machine. Door to the cloak room.

Cloak Room
Featuring WC, wash hand basin with vanity unit.

Living Room
9'6" x 14'6" (2.90m x 4.42m)
A real feature of the property is the fabulous rear addition that over looks the rear garden The room is bright and spacious with skylights and large patio doors that allow lots of light to enter the room. Additionally the room features laminate flooring, radiator and patio doors opening onto the rear garden.

First Floor
Fitted carpet, doors to bedrooms 2 & 3, family bathroom and stairs leading up to the first floor.

Bedroom 2
10'9" x 14'6" (3.28m x 4.42m)
Generous bedroom that features a double glazed bay window, separate double glazed window, fitted carpet and radiator.

Bedroom 3
8'11" x 14'6" (2.72m x 4.42m)
Good size double bedroom that features fitted carpet, double glazed window to the rear and radiator.

Bathroom
Modern, smartly tiled suite featuring a bath with shower over, WC, wash hand basin and vanity cupboard.

Top Floor Landing
Featuring fitted carpet, cupboard and doors to bedroom 1 and 4

Bedroom 1
10'9" x 12'6" (3.28m x 3.81m)
Lovely size master bedroom that features built in wardrobes, fitted carpet, double glazed window, sky light and radiator. Door to the en suite.

En Suite
Smartly refitted suite with corner shower cubicle, wash hand basin, Perspex splash backs and WC.

Bedroom 4
8'9" x 14'6" (2.67m x 4.42m)
Lovely size double bedroom that features fitted carpet, radiator, and double glazed window to the rear.

Front Garden
Decorative gravelled garden with well maintained shrubs. Paved pathway leading to the front door.

Driveway and Garage
Hardstanding driveway leading to a single garage with metal up and over door. Additional allocated parking space within the cul de sac. Gated access to the side of the garage leading to the rear garden. The garage has power and lighting, along with the gas fired boiler.

Rear Garden
Lovely size rear garden that is mainly laid to lawn but features a smartly paved patio and stylish decking areas with built in seating hot tub. The garden is not overlooked from the rear and is a good width wrapping around the garage. Gated side access leading to the front of the house.

Council Tax
North Northamptonshire Council. Band D.

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

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.

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.

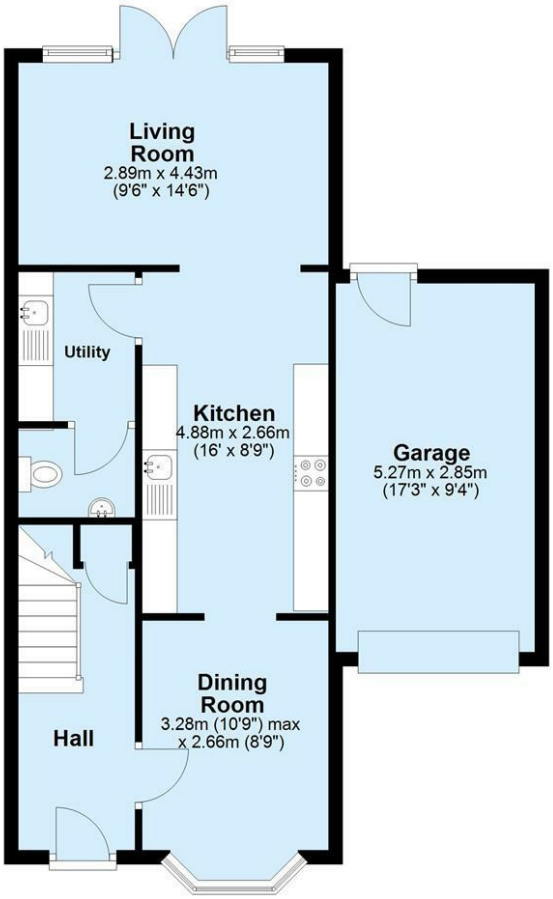
IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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.

TO DAR

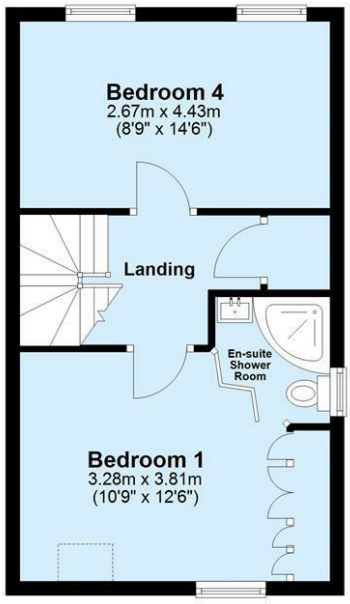
HARWOODS
Chartered Surveyors & Estate Agents

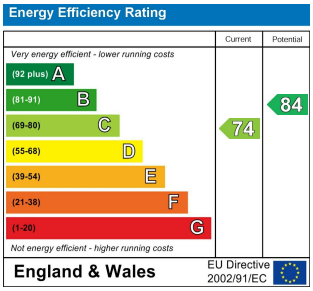
Ground Floor

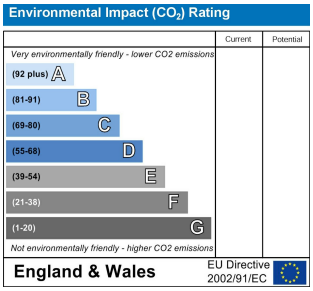


First Floor

Second Floor







21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

The Property Ombudsman
RICS