HARWOODS
Chartered Surveyors & Estate Agents







100 Roche Way, Wellingborough
NN8 5YE

£290,000 Freehold

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

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100 Roche Way, Wellingborough, NN8 5YE

A versatile 3 bedroom chalet style semi-detached property in a lovely position with views to the rear over Kilborn Park. The property offers flexible accommodation having a ground floor bedroom/study and a ground floor shower room. There are then two upstairs bedrooms with the main bedroom having an en suite shower room.

The ground floor space has been extended by the addition of a large conservatory which overlooks the garden and park behind. There is also a living room, dining room and kitchen. The property also features gas radiator central heating, UPVC double glazing, parking, car port and an EV charger. The garden is on several levels including a large patio that is ideal for summer entertaining.

This is a lovely property in a non-estate location and an early viewing is strongly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double glazed front door, ceiling coving, double radiator, built-in cupboard (with shelving, gas meter and electricity consumer unit). Doors off to bedroom 3/study and lounge.

Study/Bedroom 3

10'0" x 7'10" max (3.05m x 2.39m max)

Built in wardrobe, double radiator, ceiling coving, shelved recessed cupboard and double glazed window to side.

Lounge

18'3" x 10'4" max (5.56m x 3.15m max)

Electric fire, radiator, ceiling coving, UPVC double glazed window to the front and archway giving access through to the adjoining dining room.

Dining Room

14'9" x 9'0" max (4.50m x 2.74m max)

Radiator, ceiling coving, door to shower room, UPVC double glazed patio door conservatory and archway leading to kitchen.

Conservatory

14'6" max x 10'11" max (4.42m max x 3.33m max)

Wooden flooring, electric heater, vaulted pitched polycarbonate roof, UPVC double glazed windows and UPVC double glazed French doors to the garden.

Kitchen

11'6" x 9'0" (3.51m x 2.74m)

1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards and work surface areas. Stainless steel filter hood, ceramic tile floor, plumbing for automatic washing machine, plumbing for dishwasher, ceiling coving, UPVC double glazed patio door to the conservatory.

First Floor Landing

Ceiling coving. Doors off to bedrooms one and two.

Bedroom 1

11'11" x 8'8" (3.63m x 2.64m)

Double radiator, under eaves storage, recess cupboard, ceiling coving and double glazed window to the rear with attractive open outlook. Sliding door leading to the ensuite shower room.

En Suite Shower Room

With white suite comprising corner shower, vanity wash basin and WC. Chrome towel radiator, cupboard housing the Ideal gas central heating boiler, double glazed skylight window.

Bedroom 2

21'11" max x 9'11" max (6.68m max x 3.02m max)

Double radiator, access to under eaves storage, fitted wardrobes and storage, double glazed skylight window and double glazed window to the rear with attractive open outlook.

Outside

Front garden planted with established shrubs. Block paved driveway provides parking for two cars one of which will be under the gated carport. EV car charging point, water tap and external double power socket. Side gate leads through to the rear garden.

The rear garden is tiered downwards and the elevated position gives views over the parkland to the rear. A generous sized patio adjacent to the conservatory gives lots of entertaining space. The garden is well stocked including shrub beds, lawn and further seating area with pergola. Useful timber garden shed.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

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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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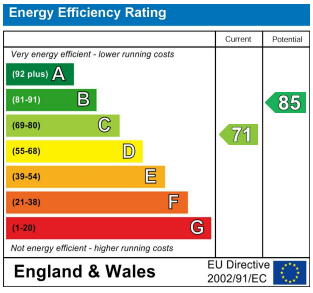


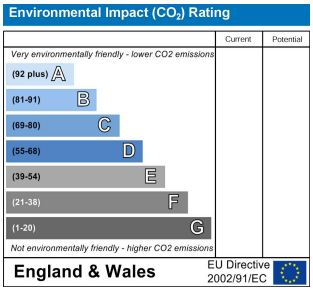


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Plan produced using PlanUp.





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