



HARWOODS

Chartered Surveyors & Estate Agents

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



34 Debdale Road, Wellingborough, Northants NN8 5AJ

£599,950 - Freehold

34 Debdale Road, Wellingborough, Northants NN8 5AJ

An individually built 5 bedroom detached family house occupying a generous plot that measures 0.246 of an acre, all set on a tree line road within the prestigious 'Hatton Park' area of Wellingborough. The house is well placed for shops, schools, town centre and Wellingborough train station (with a service to London St Pancras in under 50 minutes)

Constructed in the early 1980's, the house has not previously entered the market place and offers great potential for alterations or additions (STP). Offering sizable accommodation in its current format the house features 2 large reception rooms, both of which have the pleasant back drop of the rear garden, and a large kitchen dining room measuring 24 feet in width that has scope to be remodelled into a kitchen living area. Complimenting that is a spacious hallway, good size utility room and separate cloakroom. Upstairs there are 5 double bedrooms, with a ensuite shower room to the master along with a family bathroom. Additionally the house features UPVC double glazing, gas radiator central heating and Solar Panels.

Outside, the front of the house offers a wide driveway that provides off road parking for several vehicles, with additional carport that runs down the side of the property. At the rear of the house is long and wide garden that enjoys a good degree of privacy, which is currently lawned, but offers a spacious paved patio that envelopes the house. Situated in the garden grounds is a Swimming Pool complex with side storerooms that, whilst not currently in use, does have great potential to be altered from it's current state into an office/home gym or even an annex (subject to necessary permissions).

Whilst well kept and loved house, the property is now in need of general updating but offers great scope to mould into the next family home. Viewing recommended.



Local Amenities

- Wellingborough Station - 1.5 miles
- Wellingborough School - 1.6 miles
- Town Centre - 1 mile
- A45 road network (linking to A14, A6 & M1) - 2.2 miles
- Rushden Lakes Shopping Development - 6.3 miles

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

Approaching the property from the front, double glazed door opening into the porch. Side window. Internal door into the hallway.

Hall

Window to the side, laminate flooring, understairs cupboard, additional cupboard housing the gas fired boiler. Doors to all ground floor rooms, stairs rising to the first floor landing.

Lounge

22'2" x 16'8" (6.76m x 5.08m)

Bright and spacious room that looks onto the rear garden. The room features fitted carpet, radiator, ceiling coving, patio doors to the rear opening onto the garden, double glazed windows to the side. Doors to the kitchen dining room.

Family Room

13'0" x 21'5" (3.96m x 6.53m)

Versatile back reception room looking onto the rear garden that features laminate flooring, radiator, double glazed windows and patio door.

Kitchen Dining Room

24'10" x 14'9" (max) (7.57m x 4.50m (max))

Expansive room that has space for a sizable dining table that opens onto the fitted kitchen. Window to the front and patio doors to the side that lead to the back garden. The kitchen would have been at the height of fashion when installed, offering plenty of worktop space, base and wall mounted cupboards, pull out drawers, steel sink and drainer, gas hob, extractor fan, raised oven and grill, breakfast bar, tile splash backs and double glazed window.

Utility Room

7'7" x 12'8" (2.31m x 3.86m)

Large utility room that has plumbing for a washing machine, work top, Steel sink and drainer, tile splashbacks, double glazed window to the side and double glazed door.

Cloakroom

WC, wash hand basin, tile splash backs & double glazed window.

Landing

Doors to all rooms, storage cupboard, double glazed window to the side and loft hatch.

Bedroom 1

10'7" x 14'5" (into the wardrobe) (3.23m x 4.39m (into the wardrobe))

Featuring sliding door wardrobes, fitted carpet, radiator and sash style double glazed windows to the rear.

Ensuite

Shower cubicle, sink and vanity cupboard, tile splash backs and WC.

Bedroom 2

12'7" x 12'7" (3.84m x 3.84m)

Lovely size second bedroom that features sash style double glazed windows to the front, fitted carpet, radiator and built in wardrobe.

Bedroom 3

11'9" x 11'5" (3.58m x 3.48m)

Good size double bedroom that features sash style double glazed windows to the front, fitted carpet, radiator and built in wardrobe.

Bedroom 4

11'3" x 12'7" (3.43m x 3.84m)

Features sash style double glazed windows to the side, fitted carpet, radiator and built in wardrobe.

Bedroom 5

10'7" x 12'7" (3.23m x 3.84m)

Bright, double bedroom that features sash style double glazed windows to the rear, fitted carpet and radiator.

Bathroom

Mostly tiled suite that features a corner bath with shower over, sink, vanity cupboard, double glazed window and radiator.

Swimming Pool

18'4" x 40'0" (5.59m x 12.19m)

Although no longer in use, the pool is approximately 10ft wide and 18ft long. Double glazed windows and sliding patio doors to the side. The pool room offers great potential for either refurbishment or to alter into a different form whether it be Home Gym, Office or even an Annex (subject to gaining necessary consents).

Store Room/Workshop

9'5" x 10'6" (2.87m x 3.20m)

Useful store room, hard wood door opening into the room, window to the side.. Opening to the additional room.

Store Room/Workshop

10'08" x 10'6" (3.25m x 3.20m)

Front Garden

Block paved driveway providing parking for several vehicles. Gated side access leading to the carport and rear garden.

Rear Garden

Lovely size rear garden that is mainly lawned, but features a sizable paved patio area that wraps around the house.

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.

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.



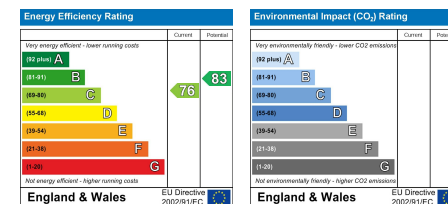




This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission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

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.



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

