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20 Debdale Road, Wellingborough, Northants NN8 5AA

£520,000 - Freehold

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An elegantly presented 5 bedroom semi-detached Edwardian Town House featuring accommodation that is arranged over 3 floors, and located in the much sought after Hatton Park area of Wellingborough, being well placed for the town's train station (approximately 1.5 miles away and providing a service to London St Pancras in around 50 minutes) Schools, Shops and Parks.

The house retains a number of characteristics associated with this era, including sash windows, high ceilings, Minton Tile floor and an exquisite Walled Garden that provides plenty of colour throughout the year.

The accommodation consists of a spacious hallway, bright bay fronted Living Room, lovely size Family Room with double doors opening onto the garden, and a Dining Room that opens on to a eye catching contemporary Kitchen. To the first floor there are 3 double bedrooms and a splendidly refitted Bathroom suite that is tiled with a roll top bath. To the top floor there are 2 further double bedrooms with complimentary en suite shower and separate cloak room. Additionally the house provides a Cellar that is divided into 2 sections.

Outside there is parking to the front courtesy of a hard standing driveway, whilst to the rear is a vibrant yet private garden, one of a number of features the house offers.

A viewing is strongly recommended to fully appreciate all that this property has to offer.



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).

Hallway

Spacious entrance hall that features an attractive 'Minton' tile period floor, picture rail, Cornice Coving, window, doors to the Living Room, Family Room and Cellar, useful storage area and radiator.

Living Room

14'5" x 13'0" (4.40 x 3.97)

Lovely size front reception room that features a sash bay window with fitted shutter blinds, attractive feature fire place with inset gas fire, alcove recesses, stripped wooden floor, radiator, picture rail and Cornice Coving.

Family Room

12'4" x 14'4" (3.78 x 4.39)

A good size second reception room that features arched double doors that open on to both the garden, kitchen and dining room. The brick, period fireplace is a lovely focal point to the room giving a cosy feel, with additional features of side sash window, radiator, wood flooring cornice coving.

Dining Room

11'9" x 10'10" (3.60 x 3.31)

Opening onto the kitchen, a smartly styled room with space for a good size table. The room features slate grey flagstone tiled floor, column radiator, side sash window, door to side storage area and alcove recess which currently houses the fridge freezer (Fridge Freezer exclude from the sale).

Kitchen

10'6" x 10'10" (3.22 x 3.31)

A very smartly fitted kitchen that features grey work tops, base

and wall mounted cupboards, ceramic sink and drainer, oven and hob, larder cupboard, tile splash backs, slate grey flagstone flooring, window to the side and doors that open onto the garden.

Cellar

Divided into 2 parts, useful storage area.

First Floor Landing

Fitted carpet, doors to all rooms.

Bedroom 1

14'5" x 13'0" (4.40 x 3.97)

Beautifully presented principle bedroom with period fire place, sash windows, fitted carpet and radiator.

Bedroom 2

12'5" x 14'7" (3.79 x 4.45)

Lovely size second bedroom that features fitted carpet, sash window to the rear, radiator,

Bedroom 5

11'8" x 10'10" (3.57 x 3.31)

Good size double bedroom that feature fitted carpet, radiator, sash window and cupboard housing the boiler.

Bathroom

Partly tiled suite, roll top bath, WC, wash hand basin, double glazed window to the front.

Second Floor Landing

Fitted carpet, doors to all rooms.

Bedroom 3

14'5" x 11'10" (4.40 x 3.62)

Lovely size room that features a sash window to the front, fitted carpet and radiator. Door to the ensuite

Ensuite

Smartly tied suite with grey splash back tiling, shower cubicle, wash hand basin and window.

Bedroom 4

8'9" x 13'8" (2.69 x 4.17)

Sash window, storage cupboard, radiator.

Front Garden and Drive

Block paved driveway providing off road parking for up to 2 vehicles and leading to the front door.

Rear Garden

A real feature of the property is the established and vibrant landscaped garden that is partly wall garden that features lawn area, smart flag stone paved patio area and raised seating area. The garden has variety of plants, shrubs and trees all of which inject lots of colour into the garden. Gated access leading to the front door.

Council Tax

North Northamptonshire Council. Band E 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.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	45		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	