HARWOODS
Chartered Surveyors & Estate Agents

64 Irthlingborough Road North, Wellingborough NN8 1TE

£415,000

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Positioned to the east of the town on the popular Stanton Cross development, an attractive 4 bedroom detached family home built by Bellway Homes in 2022, arranged over 3 floors and enjoying a lovely outlook of park land to the side. The house is well placed for Wellingborough station (under 1 mile from the property), with a service to London St Pancras in around 50 minutes.

The accommodation comprises of a spacious hallway, lovely size lounge featuring a bay window, modern kitchen dining room with integrated appliances and a cloak room. To the first floor there are 2 double bedrooms (with en suite to the master) and a 4 piece family bathroom, whilst to the second floor there are 2 further double bedrooms with a shower room placed between them. Outside there is a good size back garden that enjoys a sunny facing, along with 2 parking paces and a detached single garage.

Stanton Cross is an on going housing development located to the east of the town, that began in 2021. The development when finished is planned to include a primary school (opened Sept 2022), secondary school, country park, leisure and shopping facilities. Further information can be found at stantoncross.co.uk

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

Entrance Hall
Enter from the side via double glazed door into a spacious hallway. Tiled flooring, doors to the lounge, kitchen dining room and cloak room. Under stairs storage cupboard, thermostat carpeted dog legged stair case leading to the first floor.

Lounge
10'9" x 18'4" (3.28m x 5.59m)
Bright and airy rectangular shaped living room that features a bay window to the front and side double glazed window,. laminate flooring and radiator.

Kitchen Dining Room
9'2 reducing to 8'1 x 18'4" (2.79m reducing to 2.46m x 5.59m)
Contemporary kitchen featuring spacious wood effect work tops, splash backs, integrated fridge freezer, washing machine and dishwasher, gas hob, oven and grill, 1 and a half bowl steel sink and drainer, gas fired boiler, tiled flooring. The kitchen opens on to a spacious dining area with patio doors that open onto the back garden.

Cloakroom
WC, wash hand basin, radiator, tiled splash backs, double glazed window.

First Floor Landing
Fitted carpet, doors to bedrooms 1 & 2 and the bathroom, airing cupboard housing the Hot Water Cylinder.

Bedroom 1
10'8" x 13'5 (3.25m x 4.09m)
Lovely size master bedroom with a dual aspect featuring UPVC double glazed windows to the side and front, fitted carpet, built in wardrobe, door to the ensuite.

Ensuite
Smart suite comprising of shower cubicle, WC, wash hand basin, tiled splash backs and double glazed window.

Bedroom 2
8'8" x 18'4" (2.64m x 5.59m)
Large second bedroom featuring fitted carpet, double glazed windows to the side and rear, radiator.

Bathroom
4 piece bathroom suite comprising of bath, separate shower, WC, wash hand basin, tiled splash backs, extractor fan and double glazed window.

Second Floor Landing
Fitted carpet, doors to all top floor rooms.

Bedroom 3
11'0" x 15'2" (3.35m x 4.62m)
Lovely size double room featuring small bay window, fitted carpet and radiator.

Bedroom 4
9'3" x 15'1 (2.82m x 4.60m)
Spacious fourth bedroom that features a small bay window, fitted carpet and radiator.

Shower Room
Shower cubicle, WC, wash hand basin, tile splash backs, double glazed window.

Front Garden
Small frontage consisting of shrub borders, paved pathway leading to the front door. Pleasant outlook of open green space.

Back Garden
Enjoying a sunny westerly facing, the garden is mainly lawn with a paved pathway running down the side that leads to a patio area. The garden is partly walled and a has a door leading to the garage, which sits at the bottom of the garden.

Garage & Parking Area
Detached garage with a pitched room that features and up and over door, power and lighting. 2 allocated parking spaces are located to the side of the garage. The parking area is located to the back of the property and is accessed off Elder Grove.

Estate Management Charge
The property is subject to an estate management charge which at the time of writing we are waiting on the sellers to confirm costs.

Council Tax Banding
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.

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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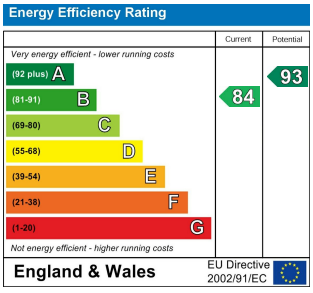
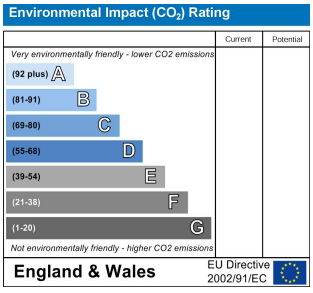
Plan produced using PlanUp.





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