

12D Hatton Avenue  
Wellingborough  
Northamptonshire  
NN8 5AP

£565,000

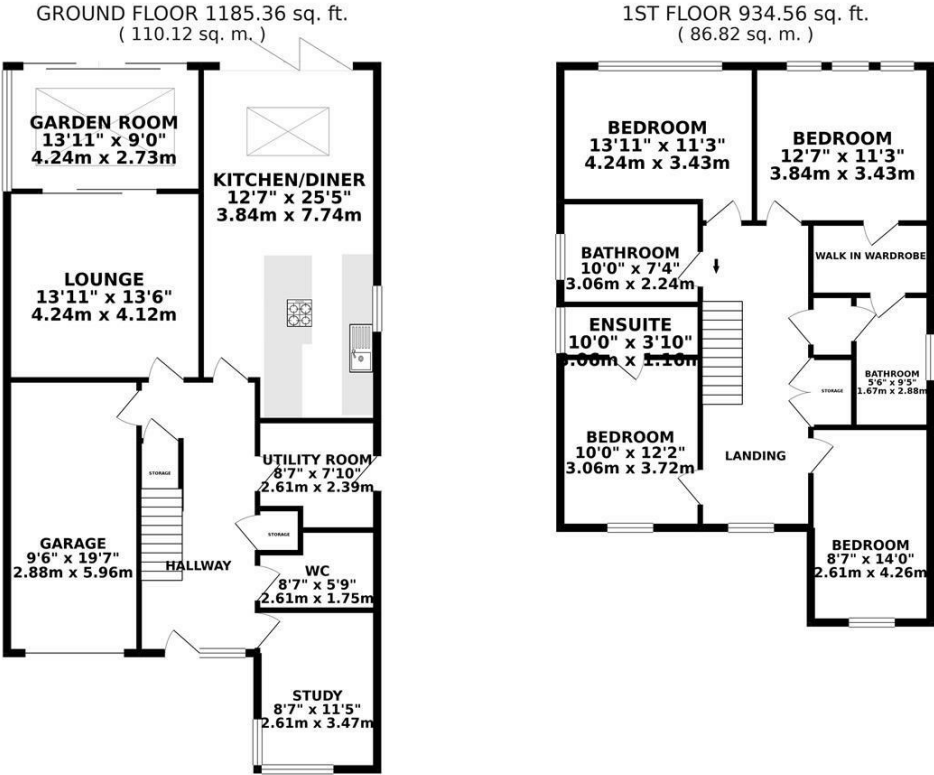


OSCAR JAMES

...expect excellence



# FLOOR PLANS



TOTAL FLOOR AREA : 2119.92 sq. ft. ( 196.95 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagix 12/2019



## AT A GLANCE...



Three reception rooms



Kitchen/diner/family room



Four double bedrooms



Two ensuites, family bathroom and cloakroom



Front and rear gardens



Integral garage and parking





## WHAT'S GREAT?

**\*\* Check out our video tour \*\***

Oscar James are thrilled to offer to the market this exceptionally built 4 DOUBLE bedroomed brand new home which is situated in one of the best streets in Wellingborough, close to excellent transport links, good schooling and all the local amenities. This property is offered to the market with NO CHAIN and is available on the HELP TO BUY scheme.

The property has been built to the highest specification, and offers nothing but pure quality. Upon entering the house you will be greeted with a fabulous hallway, which is filled with natural light due to the huge floor to ceiling length window, it really does give the 'wow factor'. There is underfloor heating throughout the downstairs, Karndean flooring, solid oak doors and contemporary decor.

Leading off the hallway there is a useful cloakroom, study, again with the wonderful

full length windows, a lovely sized lounge, which has a gorgeous sunroom to the rear of it. Through the sun room you will enter the beautiful kitchen diner which is an admirable size and boasts a magnificent island with Quartz worktops, integrated appliances and bi-folding doors out to the garden. The downstairs has a fantastic flow to it and to complete the space there is a useful door into the integral garage.

Upstairs expect to find a beautiful landing, with four good sized double bedrooms leading off it. The master bedroom has a stunning ensuite bathroom and a very spacious walk in wardrobe. Bedroom two also benefits from an ensuite shower room, to finish the upstairs is of course the four piece family bathroom.

Outside the property has a lovely frontage with a good size driveway and to the rear is a fabulous, private and enclosed landscaped garden with side access.

Do not miss out on your chance to own this stunning home, give Oscar James a call today on 01536 722 222.

...expect excellence





# SELLER'S SECRET

When I built these properties I wanted to make sure I used the best materials so I could offer a top quality product I hope any buyer feels they can just simply move straight in, enjoy the space, light and the finish.



## Why we like it....

We think this house is amazing, it's so uniquely built, in a prestigious area of Wellingborough and offers so much space and versatility. You can tell the builder has used nothing but the best materials to build and being on the help to buy scheme makes it a very affordable proposition.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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