

**14 Evesham Close
Wellingborough
NORTHAMPTONSHIRE
NN8 2NT**

£360,000



- **DETACHED FAMILY HOME**
- **EN SUITE**
- **POPULAR LOCATION**
- **GARAGE**
- **TWO BATHROOMS**

- **FOUR BEDROOMS**
- **NO ONWARD CHAIN**
- **CLOSE TO ROAD AND RAIL NETWORKS**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the sought-after Wilby Way estate, Evesham Close presents a splendid opportunity to acquire a charming detached home. This delightful property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The home features two welcoming reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With two bathrooms, convenience is at the forefront of this home, ensuring that morning routines run smoothly for all occupants. The layout is thoughtfully designed to provide both comfort and functionality, catering to modern living needs.

The location within the popular Wilby Way estate offers a sense of community and accessibility, with local amenities and transport links nearby. This area is known for its friendly atmosphere and is perfect for those who appreciate a suburban lifestyle while still being close to the conveniences of town.

Evesham Close is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle into a new family home, this property is sure to impress. Do not miss the chance to view this lovely home in a desirable location.

Ground Floor

Entrance Hallway

Enter via a double glazed front door with double glazed side panel into the entrance hallway with Oak flooring and radiator. Stairs rising to the first floor, garage internal door and double door opening to;

Lounge

16'11" x 11'10" (5.16 x 3.61)

Double glazed Bay window to the front aspect with a double radiator and Oak flooring. Door to;

Dining Room

13'4" x 8'11" (4.08 x 2.73)

Double glazed French doors leading to the rear garden with Oak flooring, radiator and door to;

Kitchen/Breakfast Room

14'9" x 9'1" (4.50 x 2.78)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Inset single bowl sink with drainer and mixer taps with built in appliances to include a gas hob, electric oven and undercounter fridge. Plumbing for washing machine and dishwasher with a double glazed window to the rear aspect, Oak flooring and a doubled glaze door leading to the rear garden.

Downstairs Cloakroom

Two piece suite comprising a WC and wash basin with a radiator and double glazed obscure window to the side aspect.

First Floor

First Floor Landing

First floor landing with a double glazed window to the side aspect, radiator, airing cupboard and loft access.

Master Bedroom

15'11" x 11'1" (4.87 x 3.40)

A range of fitted wardrobes and two double glazed windows to the front aspect. Double radiator and door to;

En Suite

A three-piece suite comprising WC, pedestal wash basin and walk-in shower cubicle with a Mira electric shower. Fully tiled walls and flooring with a double glazed obscure window to the front aspect and a chrome upright radiator.

Bedroom Two

12'7" x 8'7" (3.85 x 2.64)

Double glazed window to the rear aspect, built-in double wardrobes and a radiator.

Bedroom Three

9'6" x 8'2" (2.92 x 2.50)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

12'6" x 7'0" (3.82 x 2.15)

Double glazed window to the rear aspect, radiator and a built-in storage cupboard.

Family Bathroom

Four piece suite comprising a WC, pedestal wash basin, bath and a walk-in shower cubicle. Tiling to water sensitive areas, double glazed obscure window to the side aspect and a radiator.

Externally

Front Garden

Mainly laid to lawn with mature bushes and shrubs. There is a double driveway with parking for at least two cars.

Rear Garden

Enclosed rear garden mainly laid to lawn with a circular patio area and stocked with mature bushes, trees and shrubs. There is gated side access.

Garage

Internal garage with an up and over garage door and fitted with power and light and an internal door.

Local Information

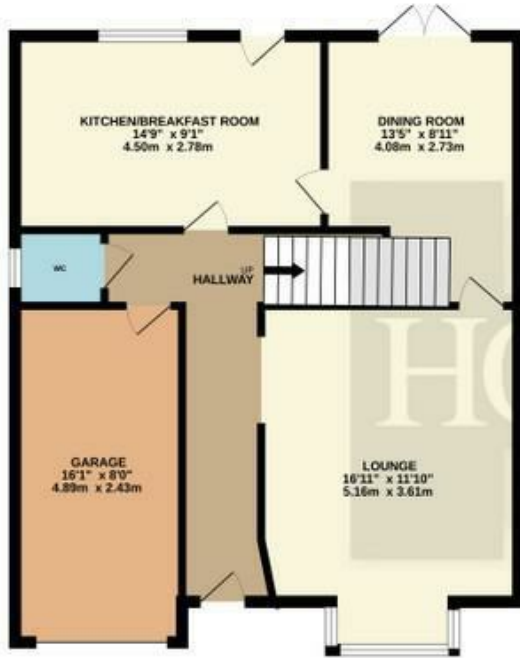
Wellingborough

Wilby Way is a well established residential estate on the southwestern edge of Wellingborough bordering the villages of Earls Barton and Wilby with easy access to key road and rail links. It's just off the A45/A509 via the Wilby Way roundabout, providing direct connections to the A14 and M1 for efficient regional travel . Wellingborough railway station, a short drive away, offers frequent East Midlands Railway services, around two trains per hour to London St Pancras in about 55 minutes plus connections to major regional cities.

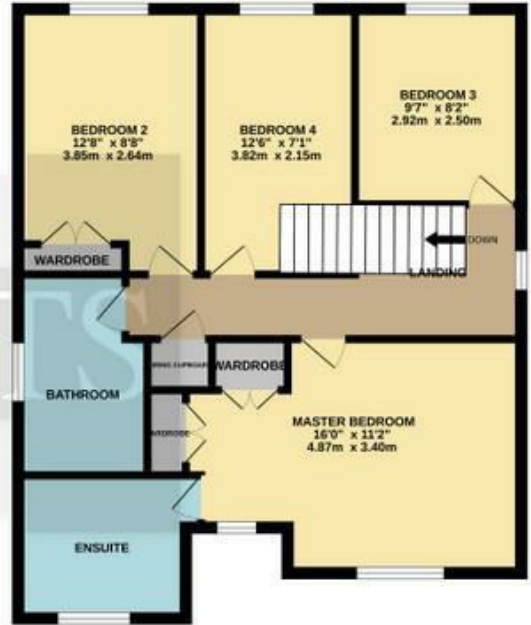




GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.

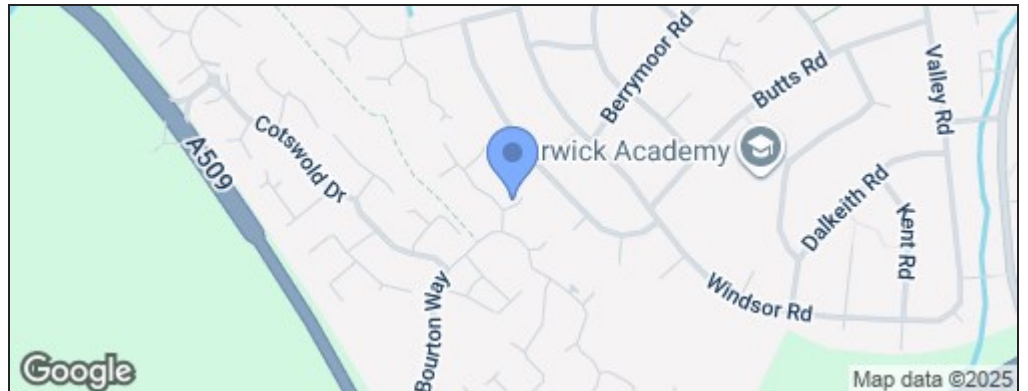


TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.

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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.