

Hardwick Road, Wellingborough, NN8 5AB



£599,995

Smartamove are pleased to offer for sale this fully modernised, executive, extended detached spacious property. The property is located in the esteemed area of Wellingborough, Hatton Park, and offers large living spaces and high quality interior. The property comprises of; Spacious Entrance hall with tiled flooring, Large Extended lounge with uPVC double glazed corner windows, bi-fold doors, log wood burner and wall mounted air conditioning unit and large roof sky lantern window, Fitted Kitchen/diner and Kitchen/family room with large stone counter topped island with champagne sink, built in double oven, hob and double sink and plumbing for a dishwasher. Downstairs also comprises a; Shower room, Under-stairs storage and wider than normal Garage with electric up and over door. To the Upstairs is; First floor landing, Three bedrooms, two double and a single, separate study area, Family bathroom and the master bedroom has built in wardrobe, en-suite shower room and original exposed brick wall. The property also benefits from both hardwood double glazing and uPVC double glazing, gas radiator central heating and french doors leading to the rear garden from the kitchen, internal door to garage and door leading to side alleyway. There is an envirovent air purifier system installed. It has front and rear gardens, the rear garden has two decked areas and two further patio areas, fence enclosed with gated side access, the front garden mainly laid to lawn with greenery and a paved area, with wall and metal fence enclosure with oak gate, leading to driveway with further oak bi-fold wooden gates. It is situated close to local amenities such as shops, schools and parks. The EPC for the property is C and the council tax band is D. The property is offered freehold. Approximately over 2,200 square feet, A viewing is highly recommended to appreciate the size and location of this property. The property is offered with no upper chain.

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Estate Agency Act

Under the Estate Agency Act 1979 all parties must be informed that the vendor of this property is related to a staff member of Smartamove.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.