

10 First Avenue
Wellingborough
NN8 3PU

£375,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Located on the desirable First Avenue in Wellingborough, this beautifully presented four-bedroom extended home seamlessly blends period charm with contemporary elegance. Upon entering, you are greeted by two inviting reception rooms, including a cosy bay-fronted lounge that serves as a perfect retreat. The heart of the home is undoubtedly the expansive open-plan kitchen, dining, and family room at the rear, which is complemented by a convenient utility room.

The property has been thoughtfully designed to maximise space and comfort. The converted garage now serves as a versatile fourth bedroom, complete with a Jack and Jill shower room, making it an ideal guest suite or additional reception area. Upstairs, you will find three generously sized double bedrooms. The principal bedroom boasts the added luxury of a

dressing area that can double as an office space, along with an en-suite bathroom. A well-appointed family bathroom completes the upper level, ensuring ample facilities for all.

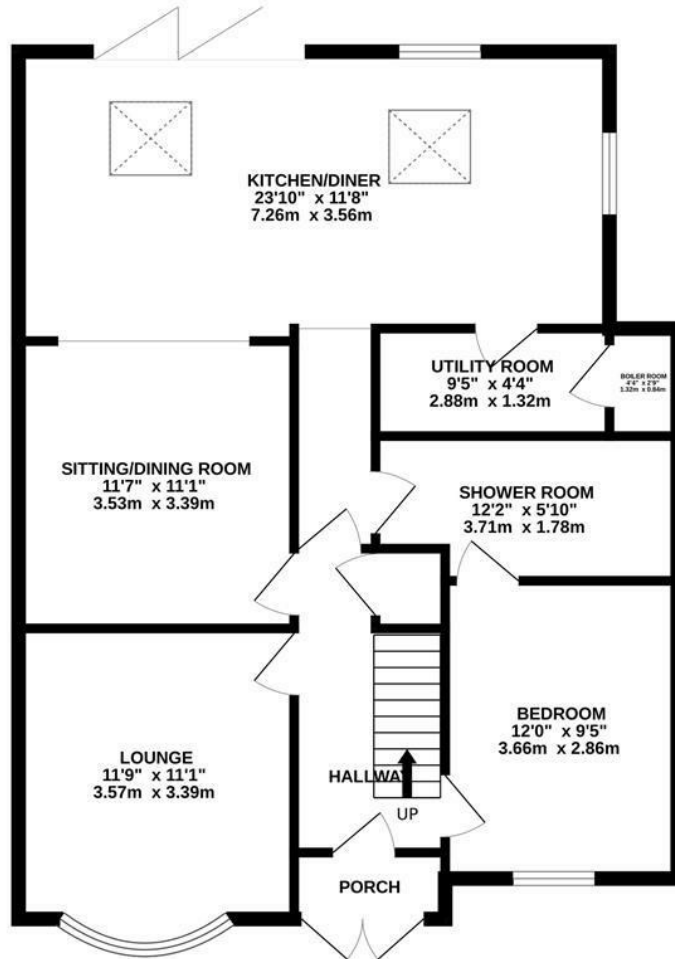
Outside, the property features a block-paved patio area, perfect for al fresco dining or entertaining, alongside a low-maintenance artificial lawn that provides a green space without the upkeep. The front of the house offers off-road parking for up to two vehicles, enhancing convenience for residents and guests alike.

This home is a perfect blend of style, space, and functionality, making it an ideal choice for families or those seeking a comfortable living environment in a sought-after location. Don't miss the opportunity to make this stunning property your own.

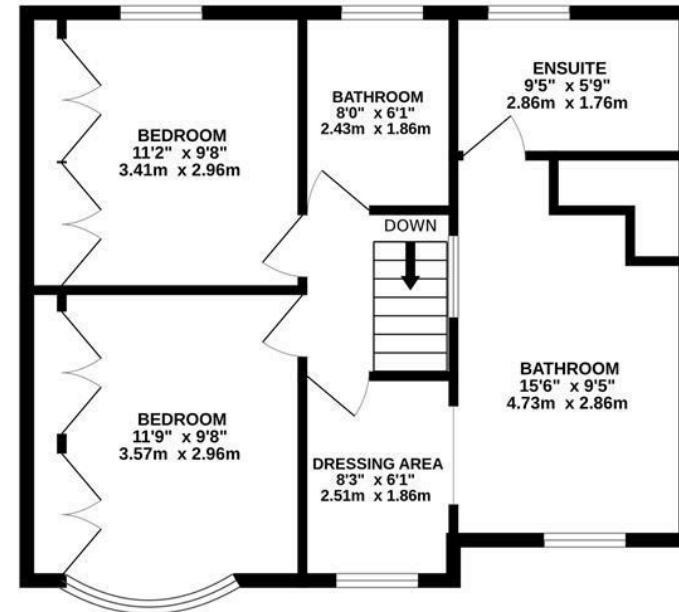
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Floor Plan

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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AT A GLANCE...



Two Reception Rooms



Open Kitchen/Dining Family Room & Utility Room



Three/Four Double Bedrooms



Jack & Jill Shower Room, Ensuite Bathroom & Family Bathroom



Front & Rear Gardens



Off Road Parking





SELLER'S SECRET

We have thoroughly enjoyed living here and have been fortunate to have such friendly and welcoming neighbours. Since purchasing the property, we have carried out a number of improvements, creating a wonderful family home. We've also loved the convenience of having local shops, supermarkets, excellent transport links and parks all within easy reach.



Why we like it....

This exceptional property truly has the wow factor. One of its standout features is the impressive open-plan living, dining and kitchen area to the rear of the home, beautifully enhanced by bi-fold doors that open seamlessly onto the rear garden, creating the perfect space for both everyday living and entertaining.

To buy or not to buy....

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough
| NN8 4HT
01933 830300
www.oscar-james.com
