

Hatfield Close  
Wellingborough  
NN8 3FF

£320,000



OSCAR JAMES

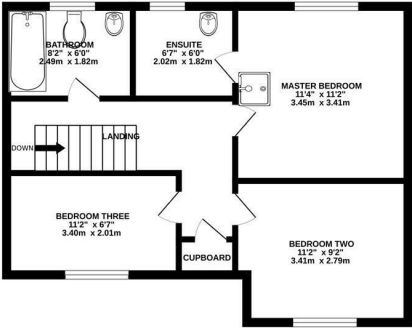
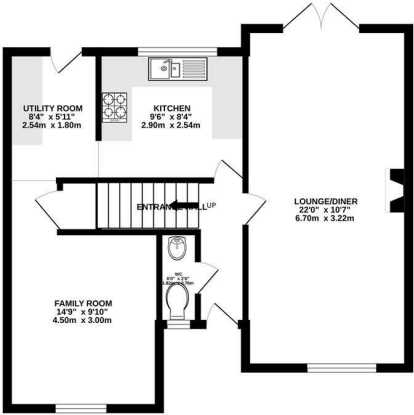
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# FLOOR PLANS

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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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## AT A GLANCE...



Two Reception Rooms



RE-Fitted Kitchen



Three Double Bedrooms



Family Bathroom, En-suite & Cloakroom



Front & Rear Gardens



Off Road Parking





## WHAT'S GREAT?

Nestled in the desirable Hatfield Close, Wellingborough, this splendid detached house offers a perfect blend of comfort and style. This Gleneagles home boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The property features two inviting reception rooms, providing ample room for relaxation and entertaining guests, Re-fitted Kitchen with stone work surfaces, utility room and down stairs cloakroom

One of the standout features of this home is its two modern bathrooms and cloakroom, ensuring convenience and privacy for all occupants. The south-facing rear garden is a delightful addition, allowing for plenty of natural light to flood the living spaces and providing a perfect outdoor retreat for summer gatherings or quiet evenings. The leased solar panels benefits greatly from

the southern facing garden, making a huge contribution in keeping the utility cost low.

The property further benefits from an enclosed, private and secure, landscaped rear garden backing on to the spinney, ideal for dog walking and those who just love to get outside. To the front of the property the block paved drive provides an abundance of off road parking.

This property is not just a house; it is a home that promises a warm and welcoming atmosphere. With its thoughtful layout and attractive features, it is sure to appeal to a wide range of buyers. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this Gleneagles home is a fantastic opportunity not to be missed.

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# SELLER'S SECRET

We've loved living here it's a great location for us with schools and amenities, We really love how private having the rear garden is, backing on to the spinney.



## Why we like it....

With a number of people working from home nowadays, the addition of the summerhouse/ Office really adds a touch of modern living to this beautiful home.

# OSCAR JAMES

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To buy or not to buy....

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