

6 Westfield Road
Wellingborough
NN8 3JT

£525,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated on Westfield Road in Wellingborough, this exquisite four-bedroom detached period property has been meticulously renovated to blend modern comforts with traditional charm. The current owners have spared no expense in enhancing the home, including a new roof and comprehensive updates to the electrics, windows, and central heating. The ground floor boasts a sophisticated wet underfloor heating system, easily controlled via a modern 'Hive' remote, ensuring warmth and comfort throughout.

As you enter, you are greeted by a composite front door that leads into a spacious and inviting interior. The timber-effect laminate flooring creates a seamless flow between the rooms, while a striking exposed chimney breast with a quarry-tiled hearth adds character and warmth to the living spaces. The heart of the home is undoubtedly the large open kitchen, dining, and family room, which features an attractive 'Howdens' kitchen that beautifully marries modern and traditional styles.

The exposed stone walls add a unique touch, and the approximately 1220 quarry tiles have been individually removed, acid cleaned, and replaced, showcasing the care taken in the renovation.

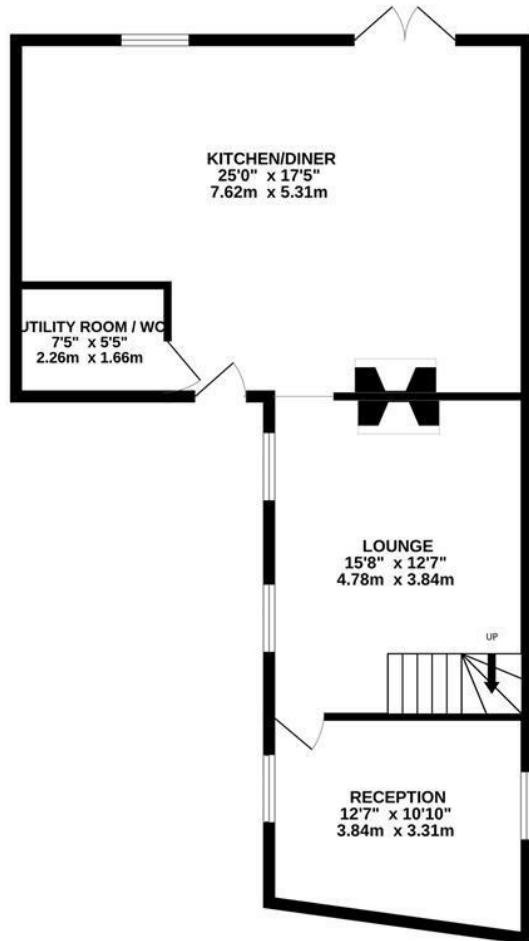
The property also includes two/three well-appointed reception areas, providing ample space for relaxation and entertainment. With three water closets, including en-suite facilities, this home is designed for both comfort and convenience. Additionally, there is off-road parking available for several vehicles and a single garage, making it practical for modern living.

This stunning home is perfect for families or those seeking a spacious and stylish residence in a desirable location. With its thoughtful renovations and charming features, it is a true gem in Wellingborough.

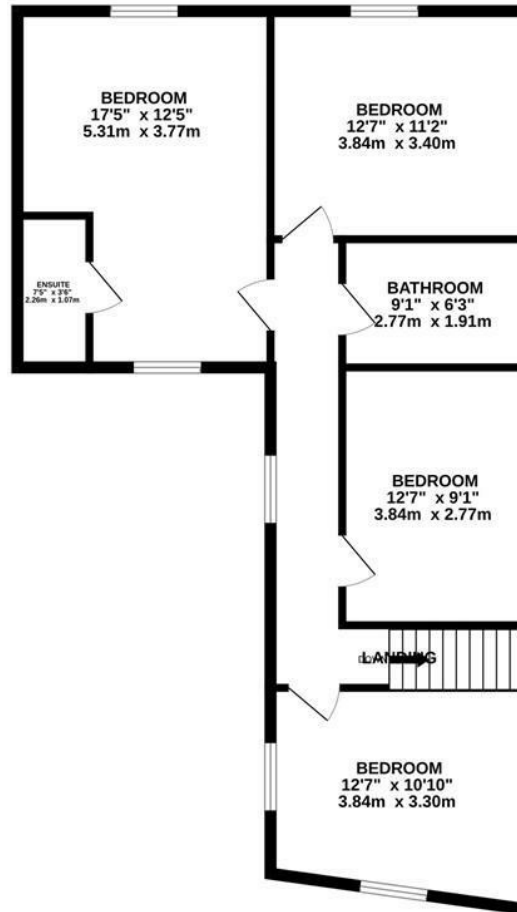
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Floor Plan

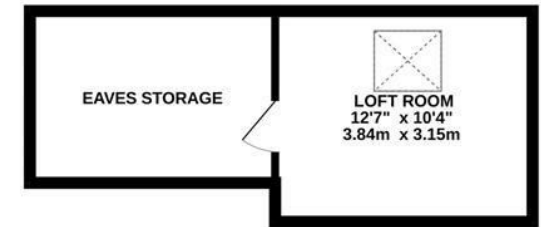
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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...



Three Reception Areas



Refitted-Open Kitchen/Dining & Living Room



Four Bedrooms



Utility/WC, Family Bathroom & En-suite



Front & Rear Gardens



Single Garage & Off Road Parking





SELLER'S SECRET

There is simply too many wonderful features included in this property to list them all. It's the perfect blend of character, convenience and comfort and really has to be viewed to fully appreciate the current owners attention to detail.



Why we like it....

When we brought the property, we didn't expect the amount of work that was required. Being very conscientious individuals we want to ensure whoever has the fortune of owning this property next, has nothing to do but move in make it their own and enjoy it.

To buy or not to buy....

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