

79 Butts Road
Wellingborough
NN8 2PU

£260,000

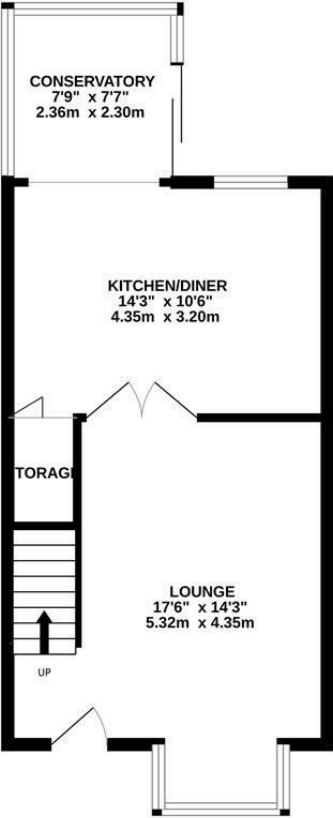


OSCAR JAMES

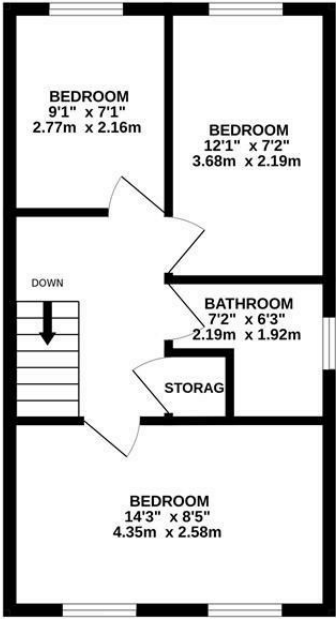
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FLOOR PLANS

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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...



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WHAT'S GREAT?

Situated in a popular residential area of Wellingborough is this well presented three bedroom semi - detached family home that is conveniently located close to an array of local schools, shops and transport links. This wonderful property would create a perfect family home for many years to come. Whether you are looking for your first home or to upsize/downsize, don't miss the opportunity to view this fantastic property.

Upon entry you will be greeted by a generously sized lounge that has been tastefully redecorated and fills with natural light due to the box bay to the front aspect. Leading from the lounge through to the kitchen/diner via internal french doors you will find a modern kitchen that has been recently upgraded by the current owner. The kitchen itself provides a host of storage via an array of eye level/base units, spaces for appliances and also a dining area too.

Completing the ground floor is the open plan conservatory extension that adds to the already well proportioned kitchen. This useful space can be refigured into another versatile reception room if needed but in its current usage creates a wonderful open plan area for hosting friends

and family alike all year round.

To the first floor are three generously sized bedrooms and a modern three piece family bathroom. Furthermore is a handy storage cupboard; perfect for hiding away spare linen and towels.

The rear garden is split over two levels and provides more than enough space for the whole family to enjoy. The lower level leads from the conservatory and consists of a large patio entertaining area, perfect for a summer BBQ and extends the internal living space. To the top level, you will find a wonderful low maintenance space that provides a multitude of uses. A large raised decking area is perfect to unwind and catch the sun and this leads to further hardstanding patio area that can be turfed if needed.

Further benefits include a single garage and off road parking for multiple vehicles.

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SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
