

hawksbys
service & people you trust



4 Coles Close, Wellingborough, NN9 5DD

£440,000



4



2



1



B



£440,000

4 Coles Close

Wellingborough, NN9 5DD

- 4 Double Bedrooms
- Underfloor Heating
- Small & Exclusive Cul-De-Sac
- En-Suite To Master
- Lovely Village Location
- Luxury Fixtures & Fittings.

A BEAUTIFUL VILLAGE HOME ! This impressive detached family home was constructed by renowned builders "Seagrave Developments" in 2020 and is situated in the pleasant village of Little Harrowden within a small select cul de sac, occupying a nice corner plot position. Internally this home offers a high specification design and finish with high quality fixtures & fittings throughout. As soon as you walk through the front door, you get a real sense of luxury and the stylish interior features an entrance hall, cloakroom/WC, beautiful designer kitchen/dining/family room creating the ideal social space with Quartz worksurfaces, integrated appliances and French doors leading to the garden. The rest of the ground floor accommodation consists of a separate utility room and a spacious living room with bay window, oak flooring and an attractive fireplace. Upstairs there are four double bedrooms, two with fitted wardrobes, master bedroom with en-suite and a family bathroom. Further benefits of this fine home include: Gas central heating with underfloor heating on the ground floor and radiators on the first floor, UPVC double glazing, EPC rating of B and quality floor coverings and interior decor throughout. Outside to the front is a driveway with parking for two cars in front of a single garage and there is an EV charger installed. To the rear is a great enclosed family garden which is mainly laid to lawn with a patio area and access door into the single garage.

The village of Little Harrowden has great road links into Kettering & Wellingborough and has a well regarded primary school, picturesque Church and lovely rural walks on your doorstep.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge

17'6 not inc bay x 12'1 (5.33m not inc bay x 3.68m)

WC

6' x 4'5 (1.83m x 1.35m)

Utility Room

7'3 x 6' (2.21m x 1.83m)

Kitchen/Diner/Family

25' x 13'3 (7.62m x 4.04m)

Landing

Master Bedroom

13' x 12'1 (3.96m x 3.68m)

En-Suite

8'4 x 3'9 (2.54m x 1.14m)

Bedroom 2

13'2 x 9'5 max (4.01m x 2.87m max)

Bedroom 3

12'9 x 9'3 (3.89m x 2.82m)

Bedroom 4

9'3 x 7'8 (2.82m x 2.34m)

Family Bathroom

9'3 max narrowing to 4'5 x 7'3 (2.82m max narrowing to 1.35m x 2.21m)



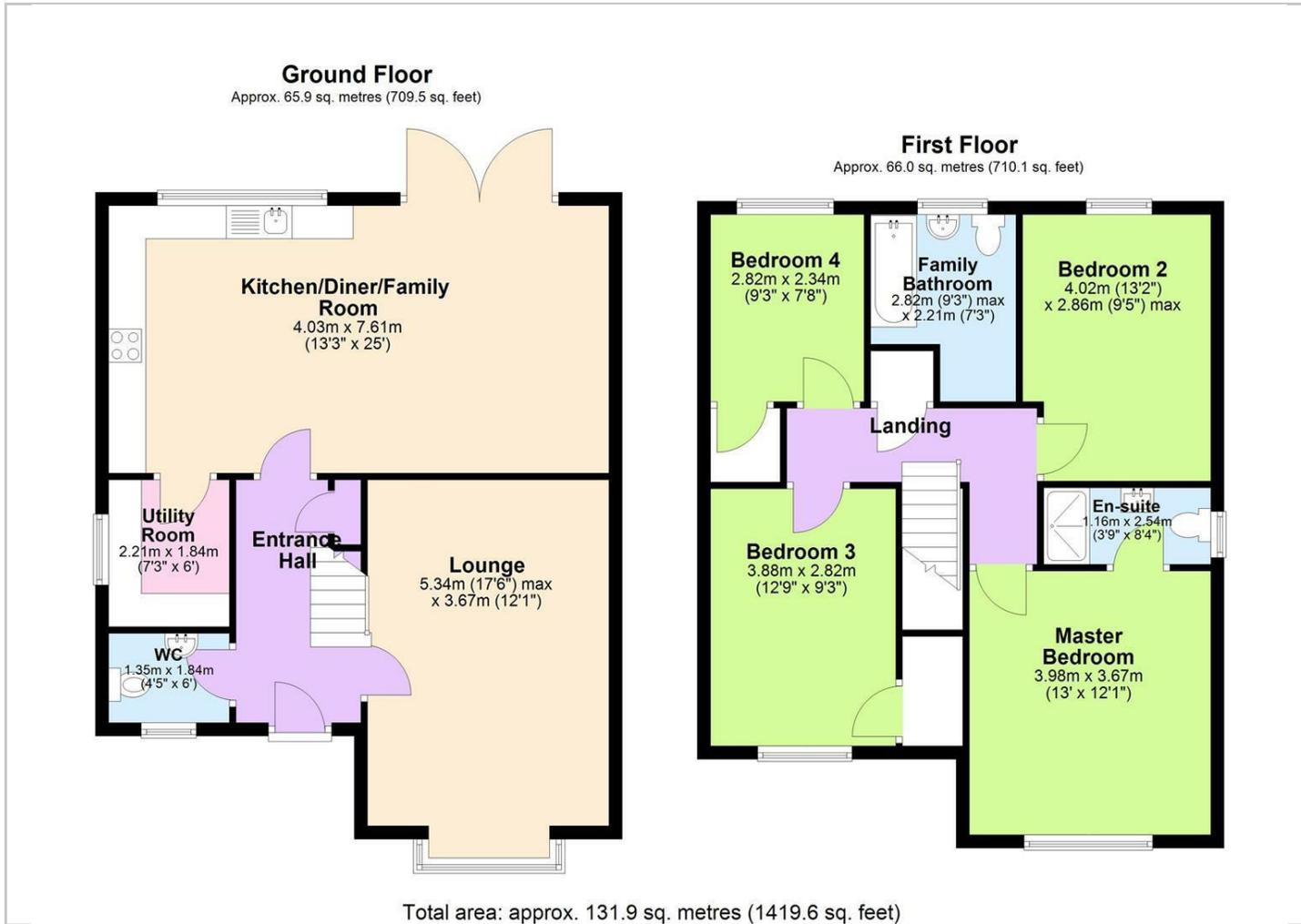


Directions





Floor Plans



Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS
Tel: 01933 224444 Email: sales@hawksbys.net

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	