



17 Beech Drive, Wellingborough, NN8 3GG

£290,000







£290,000

# 17 Beech Drive

Wellingborough, NN8 3GG

- Garage
- Downstairs WC
- Good Condition Throughout
- En-Suite Shower Room
- Close to Primary & Senior Schooling
- Detached

A BRILLIANT DETACHED FAMILY HOME ! Located in a very popular residential area, just off Brickhill Road in Wellingborough is this smart three-bedroom detached home which has been greatly improved by the current owners in recent years. Benefits include: Stylish refitted kitchen, bathroom & en-suite, spacious open plan lounge/dining area, ground floor WC, UPVC double glazing, gas radiator central heating, 3 well proportioned bedrooms and quality floor coverings and interior decor. To the front there is a driveway in front of a single garage. To the rear is a pleasant enclosed garden which is mainly laid to lawn with a patio area and gated side access.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

NOTE\*\*\* This property has a single garage. The front photo shows 2 garages, the garage to the right hand side belongs to the neighbouring property.



## Entrance Hall

**WC** 5'8 x 3'2 (1.73m x 0.97m)

**Lounge** 17'7 max x 14'1 (5.36m max x 4.29m)

**Dining Room** 9'7 x 9'1 (2.92m x 2.77m)

**Kitchen** 10'1 x 8'2 (3.07m x 2.49m)

## Landing

**Master Bedroom** 11'6 x 11'4 max (3.51m x 3.45m max)

**En-Suite** 7'2 x 3'6 (2.18m x 1.07m)

**Bedroom 2** 11'4 max x 8'8 (3.45m max x 2.64m)

**Bedroom 3** 7'7 x 7'6 (2.31m x 2.29m)

**Family Bathroom** 6'9 x 5'6 (2.06m x 1.68m)







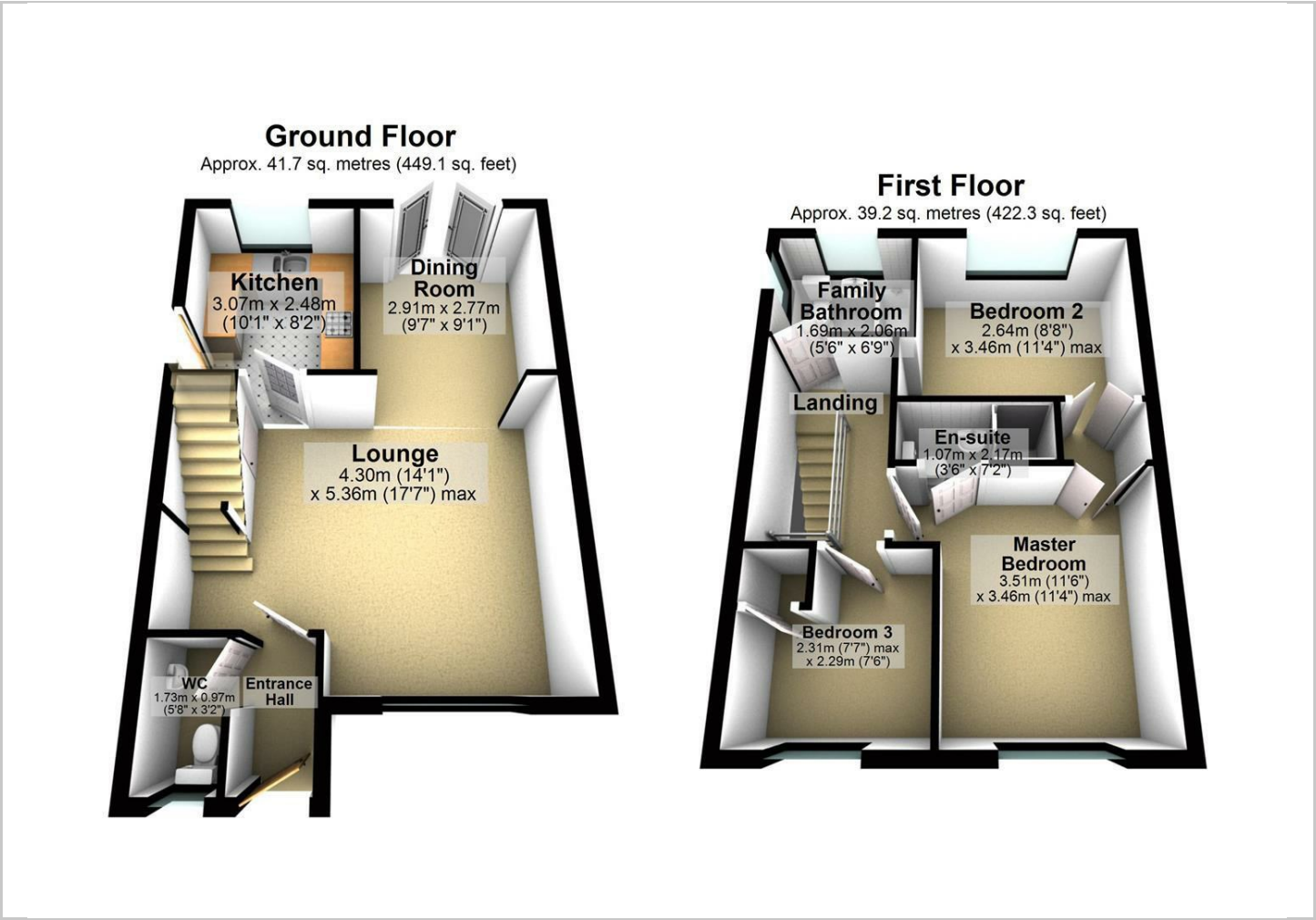
Directions







Floor Plans

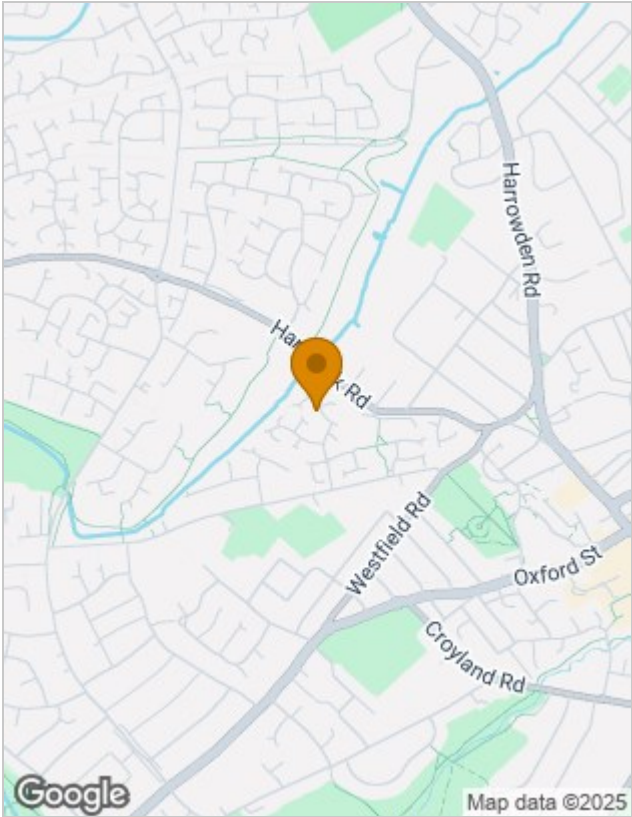


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC