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5 The Promenade, Wellingborough, NN8 5AL

£799,995









# 5 The Promenade

Wellingborough, NN8 5AL

- A Rare Opportunity
- 5 Bedrooms
- Double Garage
- Complete New Roof
- Large Plot
- 5 Reception Rooms
- Impressive Refitted Kitchen
- Expansive Rear Garden

Nestled in the desirable area of The Promenade, Wellingborough is this impressive detached home which sits on a large plot, offering a large rear garden and a large frontage with an abundance of off road parking and a double garage. Internally this wonderful home offers a perfect blend of space and comfort, with a modern open plan feel. Boasting five generously sized reception rooms, there is ample room for relaxation, entertaining, and family gatherings. Each room is designed to create a warm and inviting atmosphere and with this amount of space on offer a family will never feel on top of each other.

The house features five well-proportioned bedrooms, with the master benefiting from a smart en-suite shower room. There is a separate staircase located between the kitchen and utility room which leads to the fifth bedroom/games room and the home office and this does have potential to be a separate annex space.

Further benefits include: Complete new roof 18 months ago, impressive refitted kitchen with integrated appliances and granite worktops, UPVC double glazing, gas central heating with modern boiler, smart refitted family bathroom and quality floor coverings and interior decor throughout.

To the rear is an expansive outdoor area, perfect for children to play safely, gardening enthusiasts, or simply enjoying the fresh air. The generous garden space offers endless possibilities for outdoor activities and relaxation.

In summary, this detached house on The Promenade is a rare find, combining spacious living areas, ample bedrooms, and a large plot, all in a sought-after location. Do not miss the opportunity to make this wonderful property your new home.

Note\*\*\*\*There is currently a planning application in process for a separate annex at the bottom of the garden and the decision for this is imminent.

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<b>Dining Room</b>	14'9 x 13'2 (4.50m x 4.01m)
<b>Inner Hallway</b>	
<b>Sitting Room</b>	15'9 x 11'9 (4.80m x 3.58m)
<b>Conservatory</b>	12'7 x 11'6 (3.84m x 3.51m)
<b>Lounge</b>	14'10 x 16'8 (4.52m x 5.08m)
<b>Kitchen</b>	18'4 x 11'9 (5.59m x 3.58m)
<b>Breakfast Room</b>	10'3 x 9'8 (3.12m x 2.95m)
<b>Inner Hallway</b>	
<b>Utility Room</b>	10'9 x 8'1 (3.28m x 2.46m)
<b>Ground Floor WC</b>	5'8 x 2'8 (1.73m x 0.81m)
<b>Boiler Cupboard</b>	4'9 x 2'8 (1.45m x 0.81m)
<b>Stairs Leading Up</b>	



### Bedroom 5/Games Room

16'3 max x 14'10 max (4.95m max x 4.52m max)

### Office

14'7 max narrowing to 7'11 x 6'10 (4.45m max narrowing to 2.41m x 2.08m)

### First Floor Landing

#### Master Bedroom

14'10 x 11'7 (4.52m x 3.53m)

#### En-Suite Shower Room

5'6 x 5'1 (1.68m x 1.55m)

#### Bedroom 2

14'10 max narrowing to 10'1 x 12'3 (4.52m max narrowing to 3.07m x 3.73m)

#### Bedroom 3

11'9 x 10'1 (3.58m x 3.07m)

#### Bedroom 4

8'5 x 6'3 (2.57m x 1.91m)

#### Family Bathroom

8'10 max x 8'1 (2.69m max x 2.46m)

### Directions

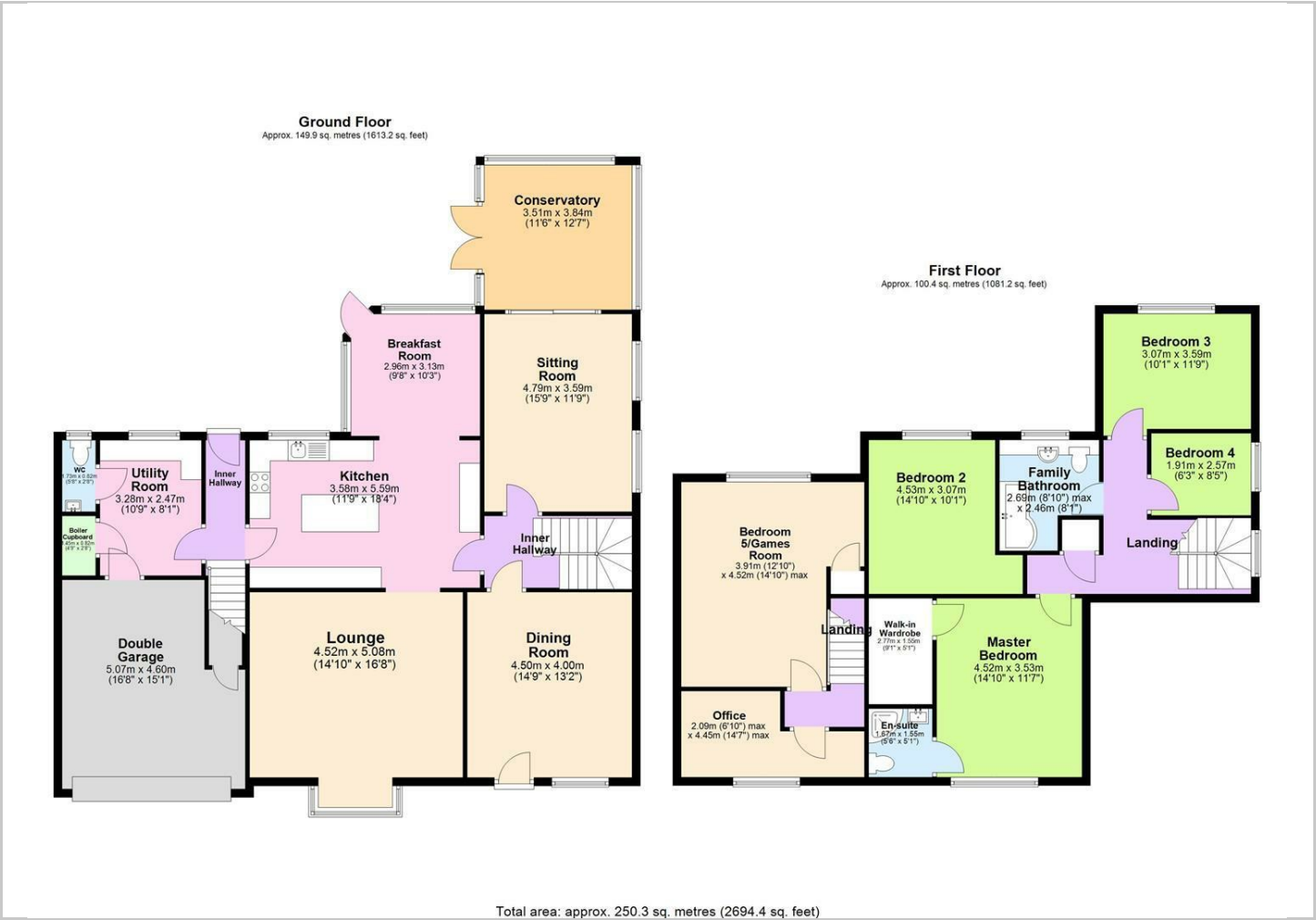








Floor Plans



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.

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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