

Total area: approx. 95.3 sq. metres (1025.7 sq. feet)



38 Roche Way, Wellingborough, NN8 5YD

£280,000

A RARE OPPORTUNITY! Hawksbys are pleased to offer to the market this spacious 3 bedroom detached home in Roche Way, where properties rarely become available. Roche Way is located just off Harrowden Road in Wellingborough and is a quiet location. This particular home was originally constructed as a 4 bedroom property but the current owners have taken down the wall between the fourth bedroom & the main bedroom to create a large and spacious master bedroom. Further benefits include: A spacious lounge, large kitchen/diner with modern kitchen, UPVC double glazing, gas radiator central heating, ground floor WC, refitted shower room and quality floor coverings and interior decor. To the front is a block paved driveway which provides great off road parking and there is access down the side of the property leading to the single garage which is set back. To the rear is a lovely garden which is mainly laid to lawn with a timber decked area and gated side access which leads to the garage which is currently open with no garage door. The garden backs onto Wellingborough Cricket club which gives the garden a good degree of privacy.

This really is a great family home and it must be viewed to appreciate its location and everything it has to offer.

CALL HAWKSBYs NOW TO ORGANISE A VIEWING! 01933 22 44 44!

Note\*\*\* The fourth bedroom could very easily be re-instated by putting the wall back up in its original place and the door into the fourth bedroom is still in place. This would be done by building a timber and plasterboard dividing wall which is an easy job for a builder or carpenter.





Entrance Hall

Ground Floor WC  
5'2 x 4'7

Lounge/Diner  
17'9 max narrowing to 12'4 x 15'4

Kitchen/Breakfast Room  
17'9 x 13'3

Landing

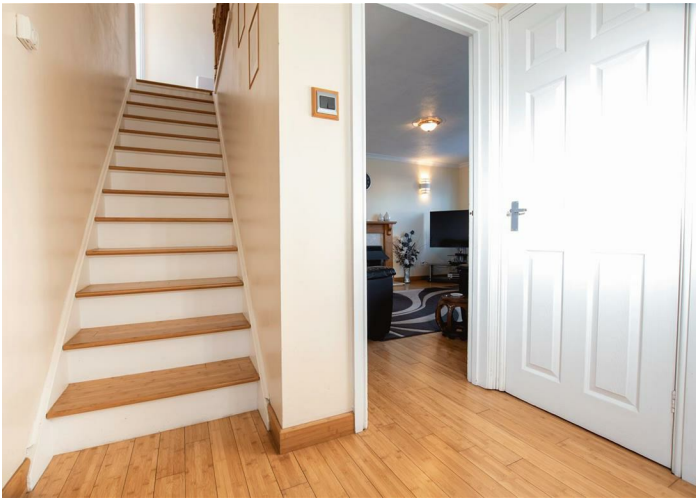
Master Bedroom  
17'9 x 13'4 max narrowing to 10'3



Bedroom 2  
12'4 x 8'2

Bedroom 3  
9'8 max narrowing to 6'6 x 8'10

Shower Room



Tenure: Freehold  
Council Tax Band: D

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

