



43 Wollaston Road, Irchester, Wellingborough, NN29 7DA

£234,000

FOR SALE WITH NO UPWARD CHAIN ! Located on Wollaston Road in the popular village of Irchester is this delightful family home offering an excellent opportunity for those seeking a comfortable and modern living space.

Upon entering, you are welcomed into a spacious open plan lounge/diner with wood burning stove, an ideal setting for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The extended kitchen/breakfast room is another great feature which the current owner is using as a home office area.

Upstairs you will find 2 generous double bedrooms and an impressive refitted bathroom with over sized bath and separate shower enclosure, ensuring a touch of luxury in your daily routine. Another great feature worth noting is the loft room which is fully insulated, plastered and has 2 velux windows providing good natural light. The loft room is currently being used as a home gym space and is access via a sturdy loft ladder with wide hatch.

To the front there is bay parking for residents but this is not allocated parking. To the rear is a smart low maintenance style garden with composite decking, Indian sandstone patio, substantial fencing, secure gated rear gate and access door into the garage. The brick built garage is accessed via a service road and offers car parking, convenient storage solutions or potential workshop.

This home is not only well-appointed but also situated in a desirable location, close to local amenities, schools and transport links, making it an ideal choice for those looking to settle in a friendly community. With its blend of modern comforts and practical features, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Porch

Entrance Hall

Lounge
11'4 not inc bay x 11'7 max

Dining Area
12'5 max x 11'1

Kitchen/Breakfast Room
24'10 x 7'

Landing

Bedroom 1
15'1 max x 11'4

Bedroom 2
11'5 x 10'1 max

Bathroom
12'8 x 6'8



Tenure: Freehold
Council Tax Band: A

Viewing strictly by
appointment with
Hawksbys on 01933
224444

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 an 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 an 18mm, and in some circumstances make the rooms look larger than they are!

