



Total area: approx. 173.0 sq. metres (1862.1 sq. feet)



5 The Downs, Wellingborough, Northamptonshire, NN9 5YP

£500,000

A RARE OPPORTUNITY! This Executive family home sits on a generous plot and is located in a private cul-de-sac which consists of only 4 detached homes. The current owners added a double storey extension to the rear of the property and redesigned the layout which has greatly improved the flow and now boasts over 1800 sq feet of accommodation. Further benefits include: Large lounge measuring over 19ft in length with wood burning stove , spacious and modern kitchen/breakfast room with quartz worktops, UPVC double glazing throughout, gas radiator central heating, stylish refitted family bathroom, stunning master bedroom with dressing area, refitted en-suite shower room and cosy snug and dining area which has a lovely outlook onto the wonderful rear garden. To the front is a large gravelled driveway in front of the double garage which has electric roller doors. To the rear is an impressive and large family garden which is mainly laid to lawn with a with a patio area and an array of established trees, plants and shrubs. This really is an exceptional family home and must be viewed to appreciate everything it has to offer.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Study
12'2 x 82

Cloakroom/WC
6'8 x 3'3

Lounge
19'5 max x 12'1

Kitchen/Breakfast Room
18'8 x 11'

Snug & Dining
18'3 x 12'

Utility Room
7'10 x 7'5

Landing

Master Bedroom & Dressing Room
24'1 max x 11'3

En-Suite
7'10 x 5'

Bedroom 2
12'1 x 10'8

Bedroom 3
21'2 max x 7'2

Bedroom 4
12'1 x 8'4

Family Bathroom
8' x 7'4

Tenure:
Council Tax Band: E

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 POSTITION 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!

