

10 Haystack Close, Wellingborough, NN8 1GJ

£309,995

A SIMPLY BEAUTIFUL HOME ! Constructed by Bellway Homes in late 2024 is this stylish and immaculate 3 bedroom home which is located on the sought after Stanton Cross Development which is located only a short walk away from Wellingborough train station and walking distance from the town centre. Benefits include: 3 double bedrooms, with en-suite to master, spacious lounge with bay window, lovely kitchen/diner overlooking the garden and quality floor coverings and interior decor throughout. Further benefits include: UPVC double glazing, gas radiator central heating, modern kitchen with integrated appliances and an elegant family bathroom. To the front the property is enclosed by smart black railings and there is a driveway to the side providing good off road parking. To the rear is a good sized enclosed garden which benefits from being south facing. The garden is mainly laid to lawn with a patio area and gated side access. This really is a beautiful home and must be viewed to appreciate its brilliant location and everything it has to offer.

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

EPC Rating: B



### Entrance Hall

WC  
5'5 x 3'1  
Lounge  
15'3 not inc bay x 10'5

Kitchen/Diner  
17'8 max x 11' max

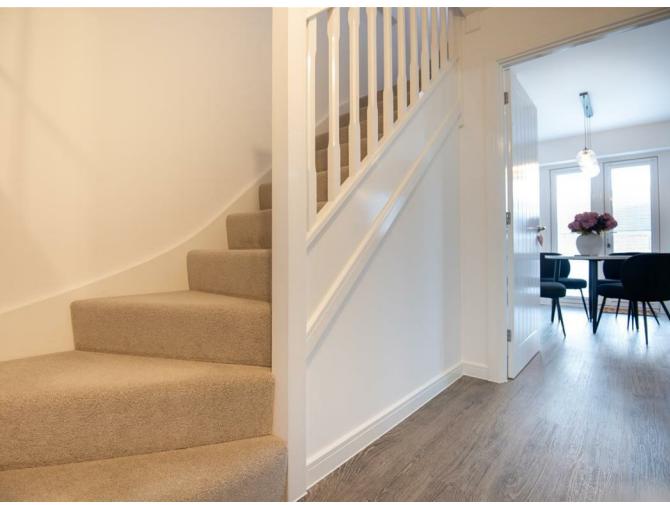
### Landing

Bedroom 1  
11'1 x 9'8

Bedroom 2  
11'5 x 8'1

Bedroom 3  
9'4 x 8'1

Bathroom  
6'4 x 6'4



Tenure: Freehold  
Council Tax Band: C

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!

