

hawksbys
service & people you trust



2 Ridgeway, Wellingborough, NN8 4RX

£309,995



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2 Ridgeway

Wellingborough, NN8 4RX

- Self Contained Annex
- Ample Off Road Parking
- Conservatory
- Great Condition Throughout
- Two Bedrooms + One Bedroom Annex
- Sought After Location
- Rare Opportunity

Located in the sought-after area of Ridgeway, Wellingborough, this semi-detached bungalow presents a rare and unique opportunity for discerning buyers as it boasts a separate one bedroom self contained annex space with its own entrance door. The annex is accessed via the main entrance hall and consists of a lounge area, bedroom area and smart shower room. This offers flexible accommodation and would be perfect for a family of different generations, or the annex space could lend itself to be rented out as it has a separate combination boiler from the main bungalow. The bungalow itself boasts two generous double bedrooms, spacious kitchen/diner with fully integrated kitchen, conservatory with warm roof conversion, stylish refitted shower room, UPVC double glazing & gas radiator central heating. To the front is beautiful tended garden with artificial grass, an array of flowers, plants and shrubs and a block paved driveway providing good off road parking. To the rear is a wonderful garden which has been re-designed to be low maintenance with traditional block paving, slate borders and many established plants and shrubs.

This charming bungalow offers spacious living with a warm and inviting atmosphere, making it an ideal choice for those looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this exceptional property your new home.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge

12'8" x 12'4" (3.88 x 3.76)

Kitchen/Diner

20'2" x 8'5" (6.17 x 2.57)

Conservatory

9'0" x 8'2" (2.76 x 2.51)

Bedroom 1

12'0" x 11'4" (3.68 x 3.47)

Bedroom 2

10'6" x 8'9" (3.22 x 2.67)

Shower Room

7'4" x 5'8" (2.26 x 1.73)

Annex Bedroom

21'7" x 10'9" max (6.60 x 3.30 max)

Annex Shower Room

5'7" x 6'5" (1.72 x 1.97)

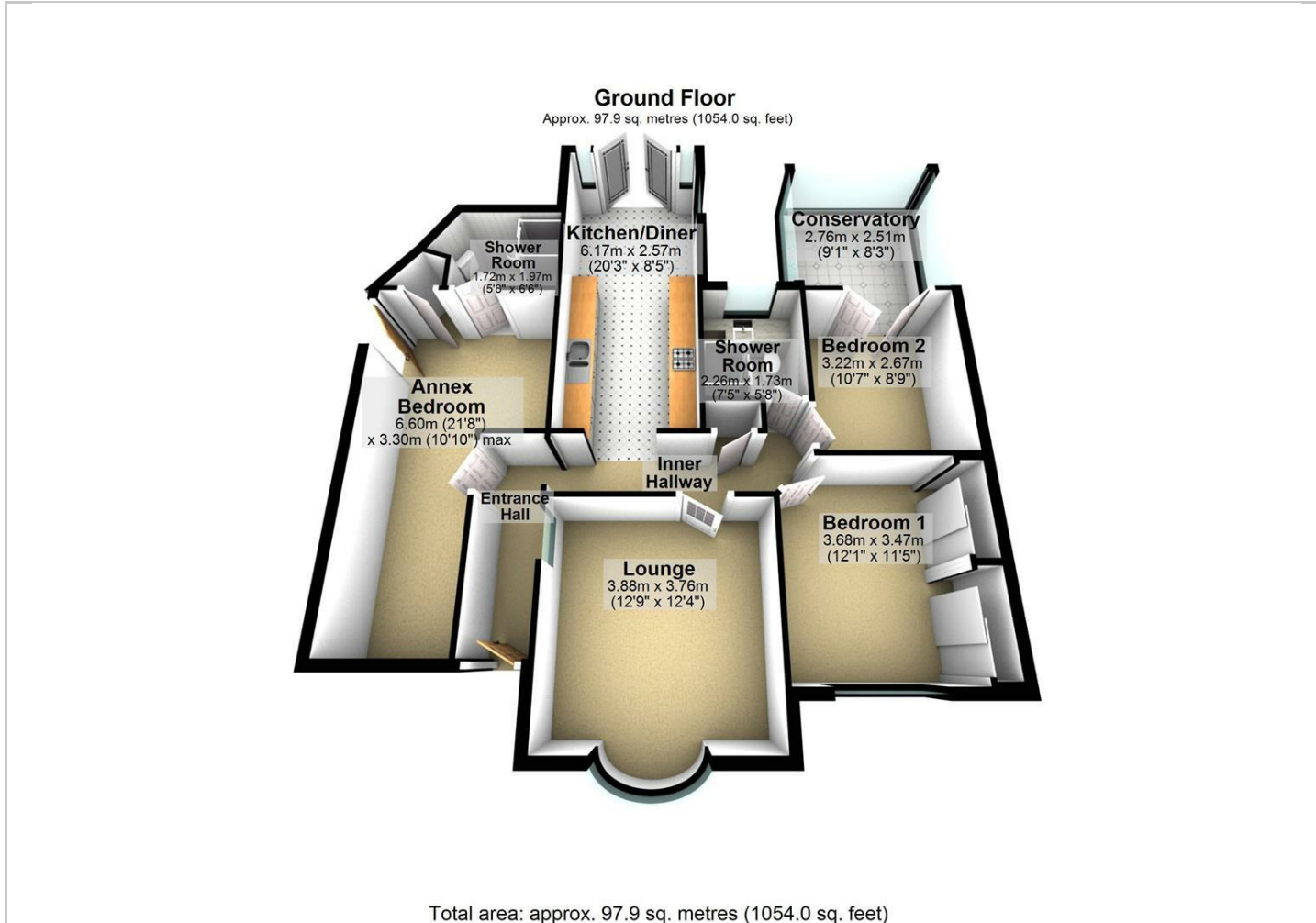


Directions





Floor Plans



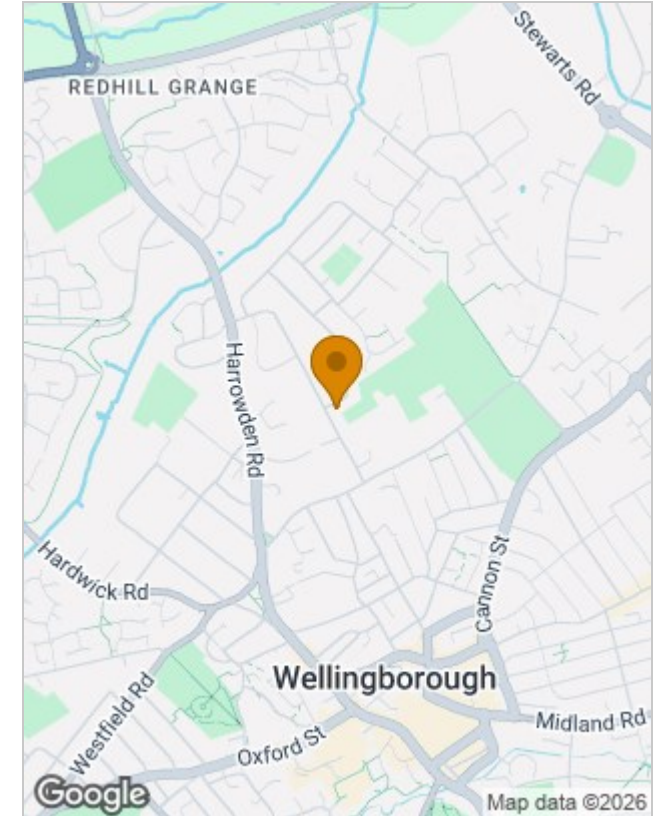
Viewing

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.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS
Tel: 01933 224444 Email: sales@hawksbys.net

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	