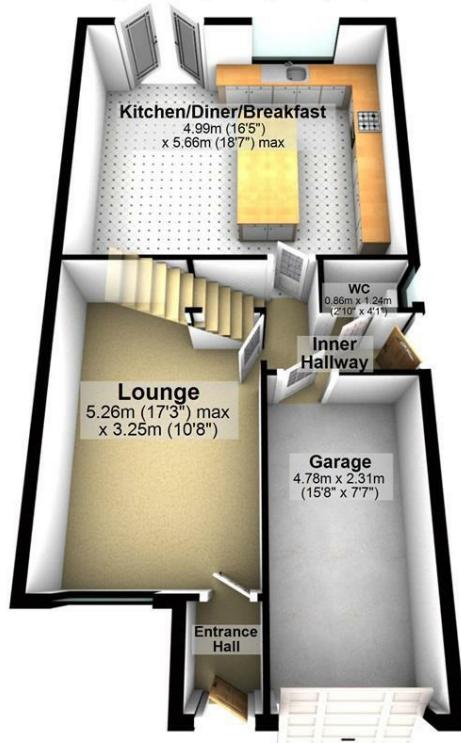


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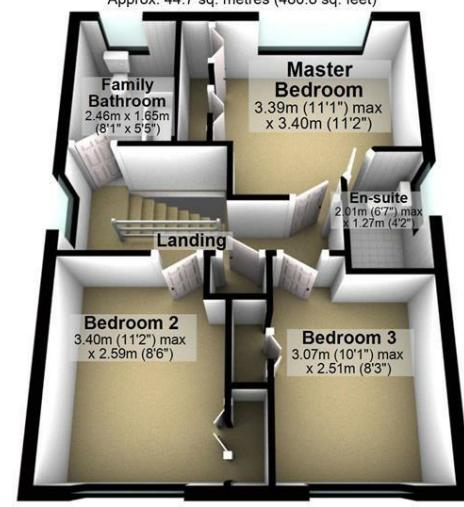
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**Ground Floor**  
Approx. 63.6 sq. metres (684.6 sq. feet)



**First Floor**

Approx. 44.7 sq. metres (480.8 sq. feet)



**44 Evesham Close, Wellingborough, NN8 2NT**

**£365,000**

Nestled at the end of a quiet cul-de-sac on the popular Wilby Way development is this brilliant three-bedroom detached home which has been vastly improved by the current owners who purchased the property as a new build 26 years ago. This home is presented in first class condition throughout and boasts a large rear extension which has created an impressive kitchen, dining, breakfast room that is ideal for both entertaining and family gatherings. This spacious open plan space is the heart of the home and its flooded with natural light from the large Velux windows and a lovely warm feeling on your feet from the underfloor heating. The current owners have a passion for cooking and the kitchen is fully equipped with double ovens, built in microwave oven, induction hob and integrated dishwasher.

On the first floor each of the three double bedrooms are generously sized, with built in wardrobes and the master bedroom benefits from a smart refitted en-suite shower room. Also on the first floor is the stylish refitted family bathroom. Further benefits include: UPVC double glazing fitted in recent years, gas radiator central heating with modern combi-boiler, smart electric garage door which matches the front door, both recently fitted and quality floor coverings and interior decor throughout.

To the front is a double width maintenance free resin driveway with palm tree and gated side access. To the rear the garden has been nicely landscaped with sleek porcelain paving, lawn garden and an array of plants shrubs and flowers. With the french doors off the extension the garden complements its interior, offering a delightful space to simply enjoy the fresh air.

This property is not just a house; it is a home that promises space, comfort and convenience for the whole family, it must be viewed to appreciate its location and everything it has to offer.

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EPC Rating: C



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





### Entrance Hall

Lounge  
17'3 narrowing to 14'1 x 10'8

Kitchen/Diner/Breakfast Room  
18'7 x 16'5

### Inner Hallway

WC  
2'10 x 4'1

### Landing

Master Bedroom  
11'1 max x 11'2 upto built-in wardrobes



En-Suite  
6'7 x 4'2

Bedroom 2  
11'2 max x 8'6

Bedroom 3  
10'1 max x 8'3

Family Bathroom  
8'1 x 5'5

Garage  
15'8 x 7'7



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
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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 is 18mm, and in some circumstances make the rooms look larger than they are!

