



Total area: approx. 141.3 sq. metres (1521.1 sq. feet)



8 Sandy Close, Wellingborough, NN8 5AY

£450,000

A STYLISH FAMILY HOME ON A GENEROUS PLOT WITH LARGE DRIVEWAY & DOUBLE GARAGE ! This stunning 4 bedroom home is located in one of Wellingborough's established and sought after locations just off the Harrowden Road, not far from Hatton Park and It has been significantly improved by the current owners in recent years. As you enter through the front door you immediately get a sense of spaciousness and you feel the quality of all fittings and the beautiful karndean style flooring which flows seamlessly through the entrance hall and into the kitchen/diner. The lounge measures over 19ft in length and is bright & airy, you then enter into the most impressive kitchen/diner/breakfast space with 2 sets of bi-fold doors opening onto the garden and a beautiful high spec refitted kitchen which is fully integrated along with an instant boiling water tap. Further benefits include: UPVC double glazing, stylish refitted bathroom, master bedroom with fitted wardrobes and smart en-suite shower room, 3 further generous sized bedrooms, gas radiator central heating and quality floor coverings and interior decor throughout. To the front is a large open plan lawn garden and a large double width driveway providing excellent off road parking in front of the double garage. To the rear is a good sized family garden which is mainly laid to lawn and offers a good degree of privacy. Also with its large patio and bi-fold doors its perfect for family gatherings, entertaining and summer barbecues. Properties in Sandy close can be rare to the market and especially in this condition, it simply must be viewed to appreciate everything it has to offer. Don't miss it.

CALL HAWSKBYS NOW TO BOOK YOUR VIEWING 01933 22 44 44.

Note** The utility room has been created by using some space from the double garage.



Entrance Hall
Ground Floor WC
4'2 x 4'1
Lounge
19'2 x 10'5
Kitchen/Diner
24'7 max x 12' max narrowing to 10'
Utility Room (Space Taken From The Double Garage)
8'2 x 6'1
Landing



Master Bedroom
14'3 x 9'2
En-Suite
7'9 max x 4'3



Tenure: Freehold
Council Tax Band: D
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 POSITION 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!

