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9 Burford Way, Wellingborough, NN8 2JF

£485,000



4



2



4





£485,000

9 Burford Way

Wellingborough, NN8 2JF

- 4 Double Bedrooms
- Conservatory
- Stylish En-Suite To Master Bedroom
- Generous Plot & Great Location
- Double Garage Conversion
- Lovely Rear Garden
- Solar Panels With Battery Storage
- Home Office

CHECK OUT THE SPACE ON OFFER HERE ***4 DOUBLE BEDROOMS*** Located on the sought after Wilby Way development on the outskirts of Wellingborough is this superb family home which boasts a generous plot and a unique position on a small and exclusive cul-de-sac consisting of just a handful of detached homes with a lovely outlook onto open fields and woodlands. This spacious home has a double garage conversion which has created a fantastic games room and snug which is ideal for the current owners who have grown children and there is definitely plenty of space for the whole family to live comfortably and not feel on top of each other. Further benefits include: Spacious open lounge/diner, home office, conservatory, modern kitchen, UPVC double glazing, gas radiator central heating and master bedroom with built-in wardrobes and a stylish en-suite shower room. To the front is a block paved driveway providing excellent off road parking and an open plan lawn garden which has potential to become even more parking if needed. To the rear is an impressive westerly facing garden which is mainly laid to lawn with a large patio area, garden bar and large decked seating area which also houses a hot tub. This really is an amazing family home in a top location and it must be viewed to fully appreciate everything it has to offer.

NOTE**** This property is very energy efficient with Solar panels, front and back and also a battery storage system meaning any electricity produced can be stored and used throughout the day. Electricity bills on a summers day could be zero. There is also still space for storage in the right hand garage, accessed via the up and over garage door.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Ground Floor WC 5'9 x 3'1 (1.75m x 0.94m)

Lounge
15'1 not inc bay x 12'2 (4.60m not inc bay x 3.71m)

Dining Area 11'8 x 10'2 (3.56m x 3.10m)

Conservatory 11'6 x 10'1 (3.51m x 3.07m)

Kitchen/Breakfast Room 17'6 x 9'7 (5.33m x 2.92m)

Office 6'8 x 6'5 (2.03m x 1.96m)

Games Room 17'3 x 7'6 (5.26m x 2.29m)

Snug 9'8 x 8'6 (2.95m x 2.59m)

Landing

Master Bedroom
15'6 max narrowing to 9'2 x 12'2 (4.72m max narrowing to 2.79m x 3.71m)





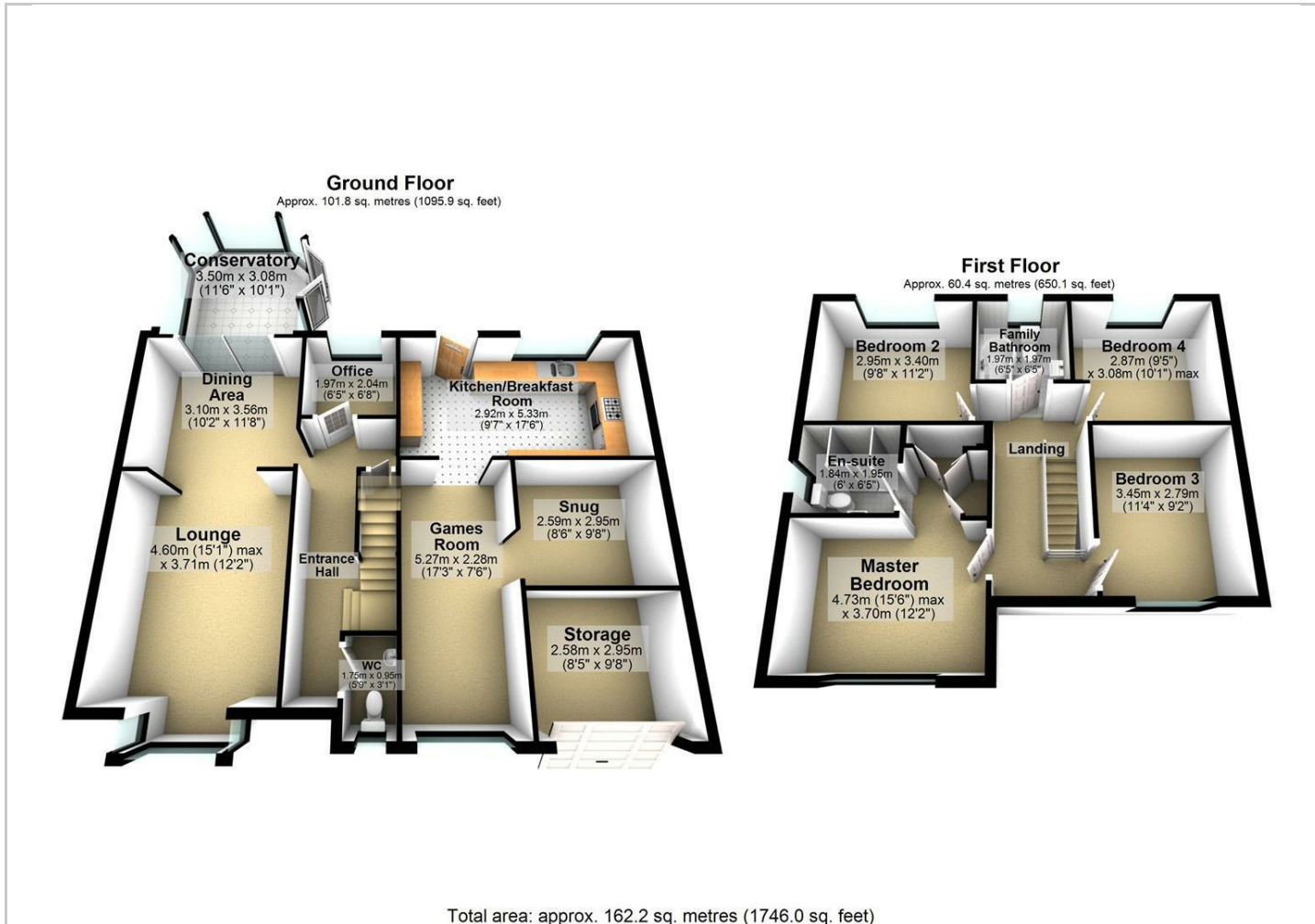
En-Suite	6'5 x 6' (1.96m x 1.83m)
Bedroom 2	11'2 x 9'8 (3.40m x 2.95m)
Bedroom 3	11'4 x 9'2 (3.45m x 2.79m)
Bedroom 4	10'1 max x 9'5 (3.07m max x 2.87m)
Family Bathroom	6'5 x 6'5 (1.96m x 1.96m)

Directions





Floor Plans



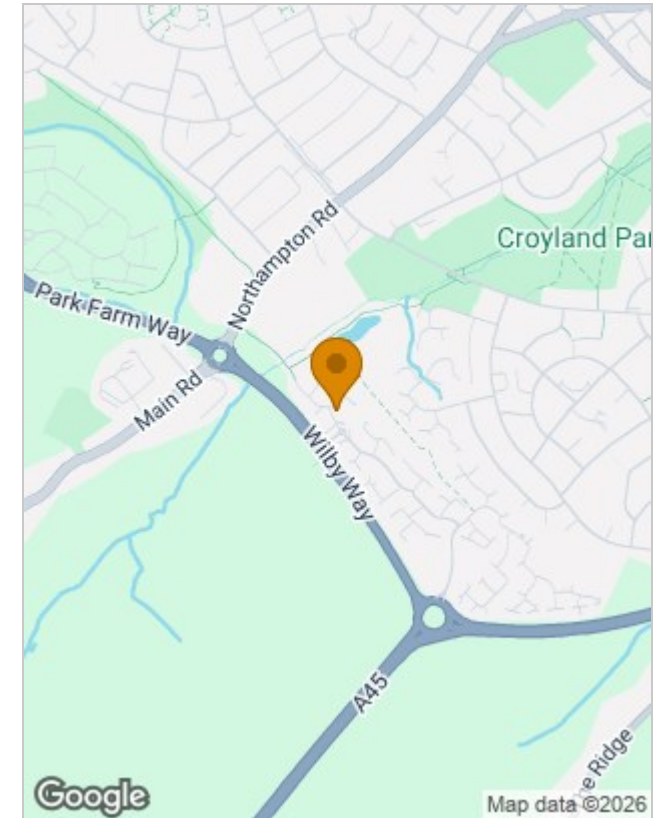
Viewing

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.

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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		