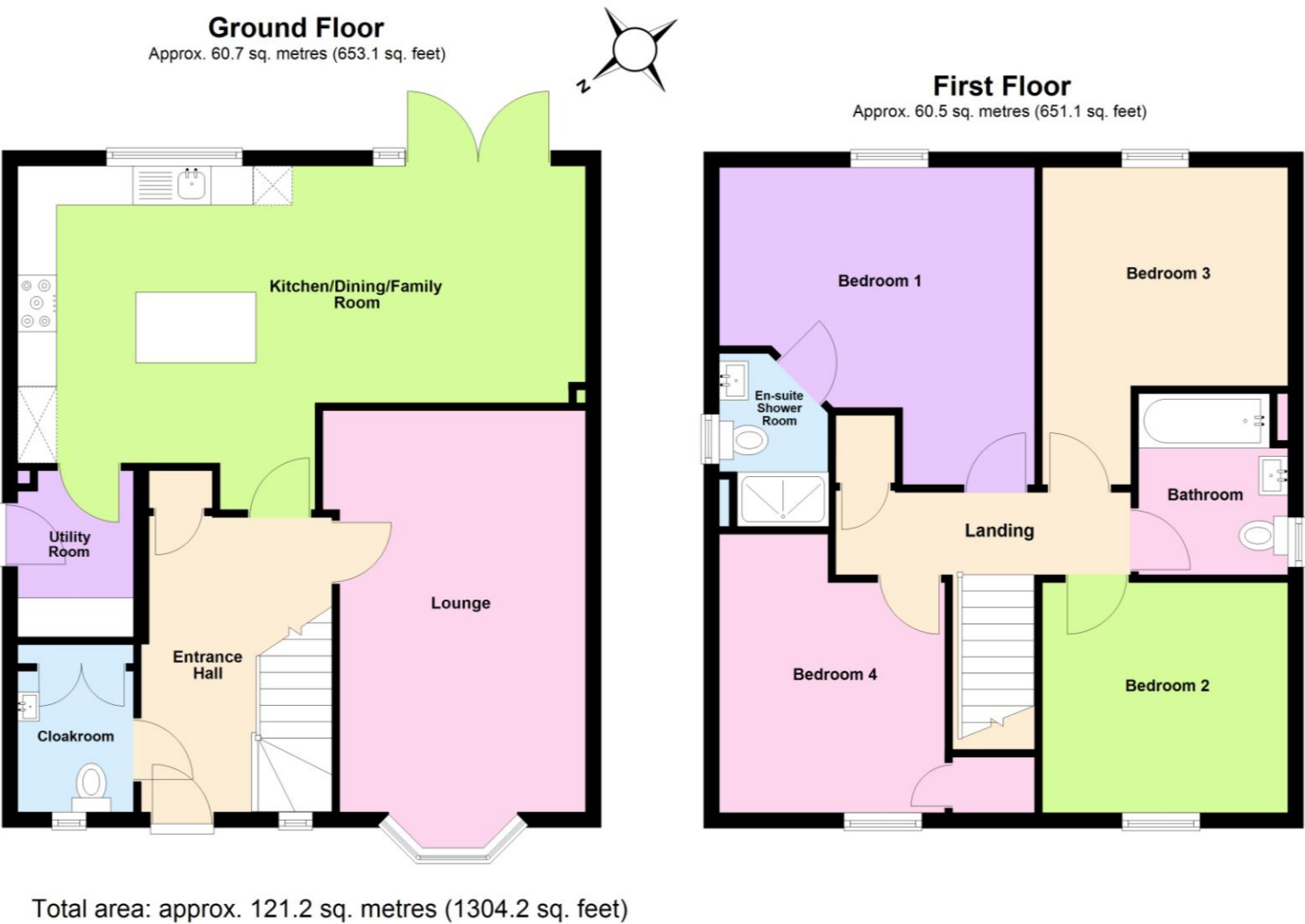


Hamlet Street Wellingborough

richard james

www.richardjames.net



Hamlet Street Wellingborough NN8 3AX
Freehold Price £400,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered for sale with no chain is this immaculate four bedroom detached property built by David Wilson Homes in 2022 which is situated on the Wendel View development providing convenient road links to the A45 and A14. The property benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances to include double oven, five ring gas hob, dishwasher and washing machine and further offers a cloakroom, a utility room, a 23ft kitchen/dining/family room with a breakfast bar island and French doors to the rear garden, four double bedrooms with ensuite shower room to the master and a larger than average single garage measuring 20ft x 10ft. A viewing is highly recommended. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/family room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via composite door with top lighter to.

Entrance Hall

Stairs to first floor landing, window to front aspect, LVT flooring, radiator, cloaks cupboard, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, LVT flooring, radiator, storage cupboard, obscure glazed window to front aspect.

Lounge

16' 11" plus bay x 10' 4" plus recess (5.16m x 3.15m)
Bay window to front aspect with fitted window shutters, two double radiators, T.V. point, telephone point.

Kitchen/Dining/Family Room

23' 11" x 10' 0" widening to 12' 6" (7.29m x 3.05m) (This measurement includes area occupied by the kitchen units)
Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in double oven and five ring gas hob with extractor hood over, integrated fridge/freezer and dishwasher, central island breakfast bar with drawers, LVT flooring, two double radiators, T.V. point, uPVC French doors and side window to rear garden, window to rear aspect, door to.

Utility Room

Space for washing machine and tumble dryer with slim base unit in between and worksurface over, wall cupboards, cupboard housing gas fired boiler serving domestic hot water and central heating, extractor vent, LVT flooring, radiator, part obscure glazed composite door to side.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, radiator, doors to.

Bedroom One

13' 6" max narrowing to 7' 7" x 13' 4" max (4.11m x 4.06m)
Window to rear aspect, radiator, T.V. point, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash backs, towel radiator, electric shavers point, extractor vent, obscure glazed window to side aspect.

Bedroom Two

10' 6" x 9' 11" (3.2m x 3.02m)
Window to front aspect, radiator.

Bedroom Three

10' 3" x 9' 2" widening to 13' 5" into door recess (3.12m x 2.79m)
Window to rear aspect, radiator.

Bedroom Four

9' 11" plus recess x 9' 7" (3.02m x 2.92m)
Window to front aspect, overstairs storage cupboard, radiator.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash backs, towel radiator, extractor vent, obscure glazed window to side aspect.

Outside

Rear - Mainly laid to lawn, patio and path, gravel area and gravel hardstanding with shed, two raised shrub and plant beds retained by sleepers and linked by composite decking, external power points, water tap, enclosed by fencing and brick walls, gated pedestrian access to side.

Front - Mainly laid to bark chippings with shrubs, lawn, external power point, driveway providing off road parking leading to

Garage - Larger than average measuring 20' 3" x 10' 10" - Metal up and over door, power and light, storage to eaves space.

N.B.

We understand there is an estate amenity charge payable of £120.00 per annum. This should be confirmed by the purchasers legal representative before a legal commitment to purchase.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,748 per annum. Charges for 2025/2026).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

