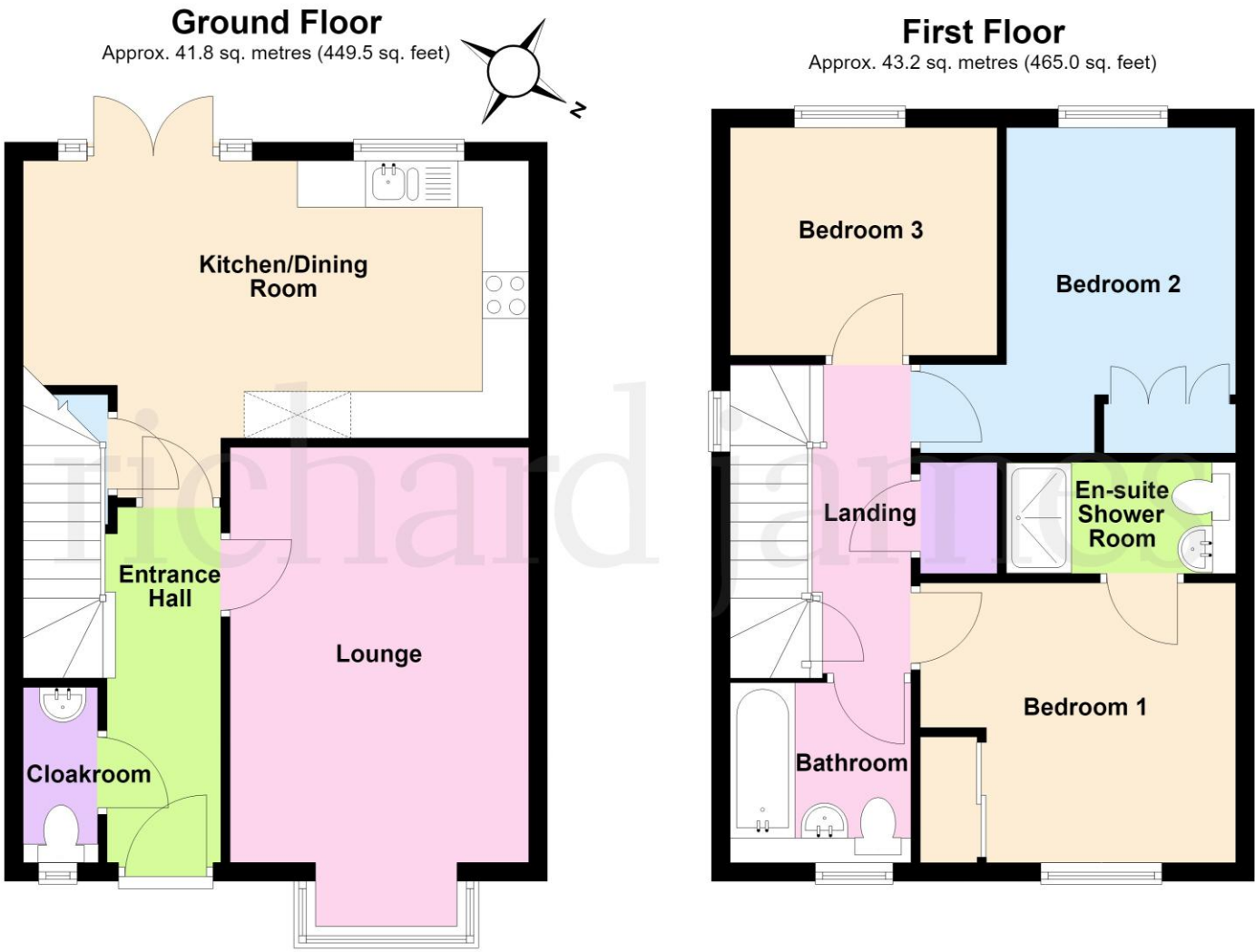


Haystack Close Wellingborough

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Haystack Close Wellingborough NN8 1GJ
Freehold Price £325,000

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27 Sheep Street Wellingborough
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28 High Street Irthlingborough
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
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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.

An immaculate three bedroom detached house built by Bellway Homes in 2023 that has been upgraded and now offers a superb professionally landscaped garden. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a range of built in kitchen appliances, fitted wardrobes to two bedrooms and offers ensuite shower room to the master. This property should be viewed to be fully appreciated. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door with obscure glazed insert to.

Entrance Hall

Radiator, wood grain effect floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C. with concealed cistern, pedestal hand wash basin, tiled splash areas, radiator, wood grain effect floor, obscure glazed window to front aspect.

Lounge

17' 6" into bay x 10' 5" (5.33m x 3.18m)
Box bay window to front aspect, radiator, two media points.

Kitchen/Dining Room

17' 9" x 9' 10" (5.41m x 3m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, upstands, built in electric oven, gas hob with extractor hood over, stainless steel splash backs, integrated dishwasher, washer/dryer and fridge/freezer, under cupboard lights, cupboard housing gas fired boiler serving central heating and domestic hot water, wood grain effect floor, inset ceiling lights, radiator, built in storage cupboard, window to rear aspect, French doors with windows either side to rear garden.

First Floor Landing

Window to side aspect, built in storage cupboard, further overstairs storage cupboard, access to loft space, doors to.

Bedroom One

11' 0" x 9' 9" (3.35m x 2.97m)
Window to front aspect, radiator, fitted mirror fronted wardrobe, media point, door to.

Ensuite Shower Room

White suite comprising double width shower enclosure, low flush W.C. with concealed cistern, pedestal hand wash basin, tiled splash areas, radiator, tiled floor, electric extractor vent, inset ceiling lights.

Bedroom Two

11' 5" x 8' 1" widening to 10' 11" (3.48m x 2.46m)
Window to rear aspect, radiator, fitted wardrobes.

Bedroom Three

9' 4" x 8' 1" (2.84m x 2.46m)
Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower fitted over, low flush W.C. with concealed cistern, pedestal hand wash basin, tiled splash areas, radiator, electric shaver point, tiled floor, electric extractor vent, inset ceiling lights, obscure glazed window to front aspect.

Outside

Rear garden - Professionally landscaped, patio, artificial grass, path to further raised patio with pergola over, stocked borders of shrubs, plants and flowers, power points, mains lights to borders, wooden fence, gated access to front, shed, further lights and tap.

Front - Artificial grass, lavender, shrubs and plants, open canopy porch with courtesy light, block paved off road parking for three vehicles.

N.B.

The property is subject to an estate management charge which is currently being collected whilst the development is under construction. It is understood this is approximately £27.00 per month. We understand there is still 7 years left on the NHBC. This needs confirming by a legal representative before entering into a 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 C (£2,106 per annum. Charges for 2026/2027).

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.

