Chatsworth Drive Wellingborough

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Total area: approx. 106.3 sq. metres (1143.8 sq. feet)







This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

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.

Chatsworth Drive Wellingborough NN8 5FB

Freehold Price £315,000

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

The Property Ombudsman

relocation agent network

Offered with no chain is this very unique three bedroom detached house with a study, 19ft breakfast room, separate lounge and dining room and a gallery landing overlooking the lounge with vaulted ceiling. The property is situatued just off Gleneagles Drive and benefits from uPVC double glazed doors and windows, a refitted bathroom, gas radiator central heating, built in kitchen appliances and offers an ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, dining room, kitchen, breakfast room, master bedroom with ensuite shower room, two further bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed entrance door.

Entrance Hall
Radiator, coving to ceiling, grey wood grain effect floor, doors to.

Cloakroom
White suite comprising low flush W.C, wall mounted wash basin with tiled splash areas, radiator, electric extractor vent.

Dining Room
18' 4" max x 8' 8" (5.59m x 2.64m) (This measurement includes area occupied by stairs)
Box bay window to front aspect, two radiators, coving to ceiling, grey wood grain effect floor, stairs to first floor landing, door to.

Lounge
12' 7" max x 12' 4" max (3.84m x 3.76m)
Window to rear aspect, patio doors to side leading to garden, radiator, stone fireplace with coal effect fire, T.V point, vaulted ceiling which is overlooked by gallery landing.

Kitchen
11' 4" x 9' 10" (3.45m x 3m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl coloured single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven and grill, gas hob with extractor hood over, plumbing for dishwasher, plumbing for washing machine, grey tiled floor, coving to ceiling, inset ceiling lights, window to rear aspect, through to.

Breakfast Room
19' 3" x 8' 0" (5.87m x 2.44m)
Window to front aspect, window and part obscure glazed door to rear garden, radiator, grey tiled floor, central island with cupboards and wine cooler under, coving to ceiling, inset ceiling lights, gas fired boiler serving central heating and domestic hot water.

First Floor Landing
Window to side aspect (overstairs), window to rear aspect, coving to ceiling, airing cupboard housing hot water cylinder, gallery overlooking lounge, doors to.

Bedroom One
12' 6" into bay x 11' 0" (3.81m x 3.35m)
Box bay window to front aspect, radiator, fitted wardrobes, top boxes and drawers, door to.

Ensuite Shower Room
White suite comprising quadrant shower enclosure, low flush W.C, wash basin with vanity cupboards under, tiled splash areas, chrome effect towel radiator, tiled floor, obscure glazed window to front aspect.

Bedroom Two
11' 1" x 8' 0" plus door recess (3.38m x 2.44m)
Window to front aspect, grey wood grain effect floor, coving to ceiling.

Bedroom Three
8' 3" x 7' 6" (2.51m x 2.29m)
Window to rear aspect, radiator, grey wood grain effect floor, coving to ceiling.

Bathroom
Refitted white suite comprising panelled bath with mixer shower attachment, worksurface with single bowl wash basin, low flush W.C with concealed cistern, chrome effect towel radiator, inset ceiling lights, tiled floor and walls.

Outside
Rear Garden - Patio, lawn, shrubs and trees, wooden fence, gated access to front, light.

Front - Tree, gravel, block paved off road parking for three cars, open canopy porch, courtesy light.

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

Council Tax
We understand the council tax is band D (£2,369.12 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.













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