



**Sulgrave Way, Wellingborough NN8 1FG**

**welcome to**

## **Sulgrave Way, Wellingborough**

Situated in a cul-de-sac position located on the popular Stanton Cross development this beautiful presented three bedroom semi detached family home boasting downstairs cloakroom, en-suite to master bedroom, off road parking, access to local schools.

### **Entrance Hall/ Storm Porch**

Entered via double glazed part obscured door to the front aspect, stairs rising to first floor landing and radiator.

### **Cloakroom**

Suite comprising wash hand basin, low level WC, tiling to splash back areas, radiator and double glazed obscured window to the front aspect.

### **Lounge**

Double glazed patio doors and window to the rear aspect further double glazed window to the side aspect, built in understairs storage cupboard and two radiators.

### **Kitchen**

Fitted kitchen comprising wall and base units, single sink and stainless steel drainer unit inset to worksurfaces over, built in oven and hob with cooker hood over, built in dishwasher and washing machine, fridge/freezer, wall mounted boiler and double glazed window to the front aspect.

### **First Floor Landing**

Stairs rising from entrance hall, access to loft space and radiator.

### **Bedroom One**

Double glazed window to the front aspect, built in over stairs storage cupboard and radiator.

### **En-Suite**

Suite comprising double shower, wash hand basin, low level WC, tiling to splash back areas, radiator and double glazed obscured window to the front aspect.

### **Bedroom Two**

Double glazed window to the rear aspect and radiator.

### **Bedroom Three**

Double glazed window to the rear aspect and radiator

### **Bathroom**

Suite comprising bath, wash hand basin, low level WC, tiling to splash back areas, extractor fan, radiator and double glazed obscured window to the side aspect.



## Externally

### Front

Small hedge, laid to lawn and gravelled area.

### Rear Garden

Enclosed with fencing, mainly laid to lawn, shrub borders, paved patio and decked area and side pedestrian gate access.

### Parking

Allocated tandem parking for two.



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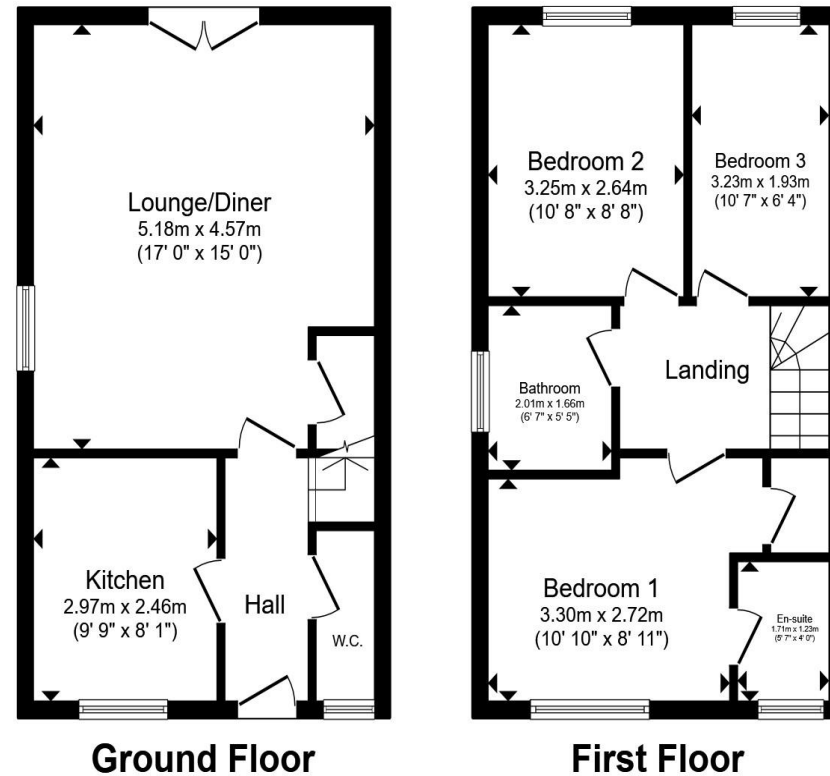
welcome to

## Sulgrave Way, Wellingborough

- Semi detached family home
- Three bedrooms and master with en-suite
- Downstairs cloakroom
- Cul-de-sac position
- Off road parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£285,000**



Total floor area 75.5 m<sup>2</sup> (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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