CHARLES ORLEBAR

Estate Agents & Auctioneers



1A Irthlingborough Road, Wellingborough, NN8 1NU

Offers In Excess Of £475,000

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1A Irthlingborough Road

Wellingborough, NN8 1NU

- 3 Bedrooms
- Large plot measuring approx 20mx30m
- Double garage
- Open plan kitchen/family room measuring approximately 23ftx22ft
- 1804sqft
- Sought after location within walking distance to local amenities
- Gated offroad parking
- Good condition throughout

Situated on Irthlingborough Road, this exceptional detached bungalow occupies a generous plot and offers superb access to local amenities. Wellingborough town centre is within easy reach, providing a wide range of shops, cafés and restaurants, while well-regarded schooling and leisure facilities are also nearby. Wellingborough train station is approximately 1.5 miles away, offering direct services to London St Pancras in under an hour, making this an ideal location for commuters.
The property has been significantly modernised by the current owners and now offers beautifully presented, versatile accommodation throughout. The standout feature is the impressive open plan kitchen/dining/family room, creating a contemporary hub of the home, perfect for both everyday living and entertaining.
There are three well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish dressing room and a luxurious ensuite featuring a freestanding bath, double shower, smart mirror, WC and his and hers wash basins. The second bedroom enjoys direct access to the garden via its own doors, enhancing the indoor-outdoor flow.
Externally, the property continues to impress with ample gated off-road parking and two garages. The gardens wrap around the side of the property, creating a secluded and varied outdoor space with multiple areas to relax and entertain. The overall plot measures approximately 20 metres in width by 30 metres in length, offering excellent potential for further development subject to the necessary planning permissions.
A rare opportunity to acquire a spacious, modern bungalow in a highly sought-after location.





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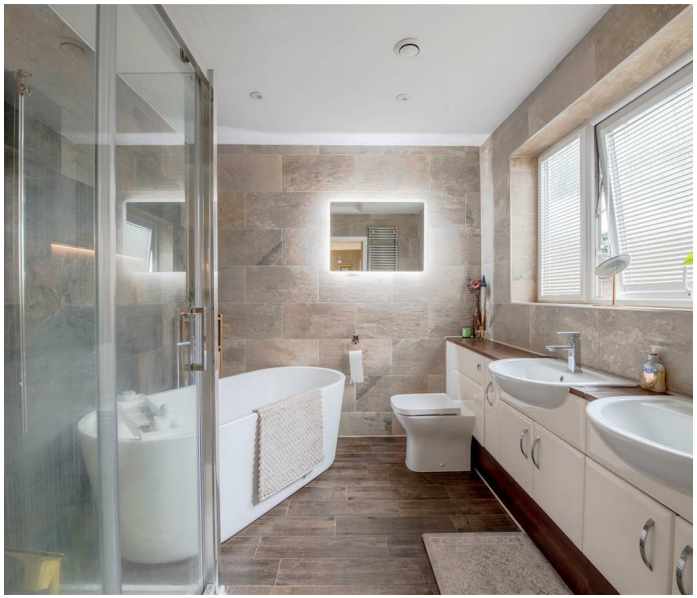
Garage	21'10" x 8'9" (6.66m x 2.67m)
Garage	17'6" x 9'6" (5.33m x 2.90m)
Reception Hall	10'3" x 10'5" (3.13m x 3.18m)
Porch	3'8" x 9'3" (1.12m x 2.83m)
Kitchen/Dining/Family Room	22'9" x 23'1" (6.93m x 7.03m)
Utility	18'6" x 4'9" (5.65m x 1.46m)
Hallway	8'7" x 6'7" (2.61m x 2.00m)
Bedroom 3	10'4" x 9'10" (3.16m x 3.00m)
Bedroom 1	12'11" x 13'4" (3.93m x 4.06m)
Dressing Room	9'0" x 4'9" (2.75m x 1.44m)
En-suite	9'0" x 7'11" (2.75m x 2.41m)
Bedroom 2	12'7" x 9'5" (3.83m x 2.87m)
Shower Room	7'7" x 3'7" (2.30m x 1.10m)











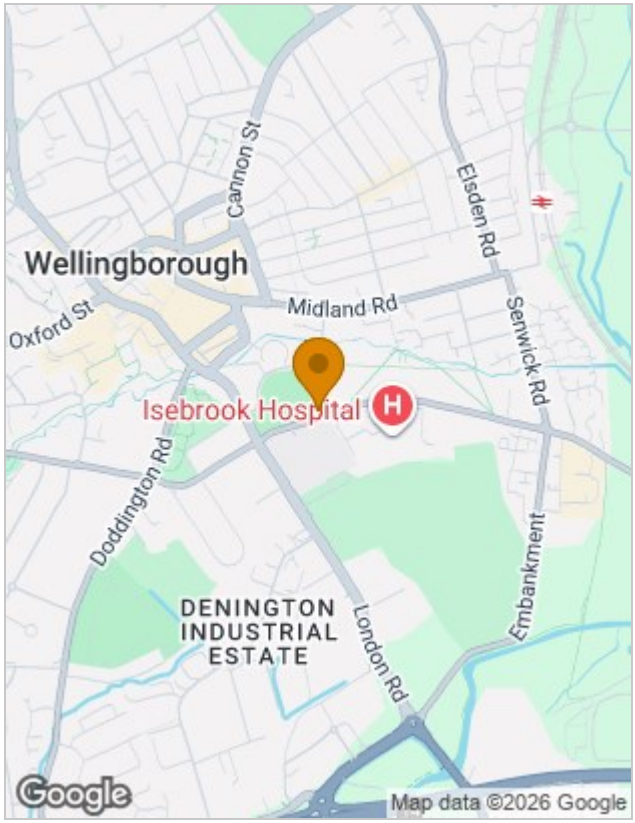




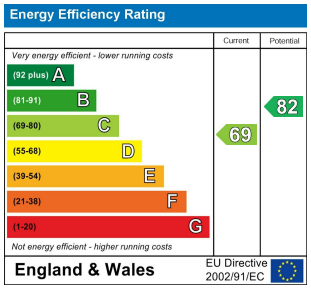
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: E
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 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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