



4 Elm Close, Hargrave, Wellingborough,
Northamptonshire. NN9 6BH





£550,000

Freehold

Frosty Fields Estate Agents Ltd are very pleased to offer this generously proportioned extended detached bungalow offering you flexibility and space. This charming home has everything you need for a quiet life. Imagine driving home to this warm and inviting property after a long stressful day. Mother nature laid out in front of you whilst driving through the open countryside views. There are bridle footpaths and nice walks for you to unwind. Elm Close affords numerous options for the ever-growing family, or simply for an executive couple wishing to relax from the humdrum of city life. The interior is charming and delightful, and the gardens are substantial for those of you with 'Green Fingers' looking for therapy by tending to the lawns and plant borders. You also have the option of just simply relaxing on the patio enjoying the evening bird's song. The property also has along-gravelled driveway with detached garage.





Entrance Hall

Window to front elevation, radiator, coving to ceiling, double door through to the Lounge and door to cloakroom.

Downstairs Cloakroom

Window to front elevation, two piece suite comprising of low-level W.C and wash hand basin and radiator.

Lounge

3.55m x 6.72m (11' 8" x 22' 1") Three windows to the front elevation, three windows to the side elevation. Featured fireplace with raised heath, rhodesian floor hardwood blocks, radiator, T.V point, telephone point, coving to ceiling and double door leading to Dining Area.

Dining Area

2.80m x 3.55m (9' 2" x 11' 8") Radiator, access to loft area, open plan to Side Hallway, door leading to the Kitchen.

Kitchen

3.26m x 3.66m (10' 8" x 12' 0") Re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge and dishwasher, range style cooker, two windows to the side elevation, tiled floor, telephone point, open plan to Breakfast Room.

Breakfast Room

3.43m x 3.59m (11' 3" x 11' 9") Two windows to the side elevation, radiator, tiled floor, coving to ceiling with recessed spotlight, T.V. point, french double doors to rear garden and door leading to Utility Room.

Utility Room

1.48m x 3.43m (4' 10" x 11' 3") Plumbing for washing machine, window to rear elevation, radiator, tiled floor, door to outside.

Side Hallway

Double door to shelved airing cupboard, door to Master Bedroom

Master Bedroom

3.07m x 4.30m (10' 1" x 14' 1") Window to rear elevation, radiator, coving to ceiling with recessed spotlights, walk in wardrobe/dressing room with hanging rails and shelving. T.V. point, access phone line to computer.

En-Suite

Recently refitted with three piece suite comprising panelled bath with independent shower over, pedestal wash hand

basin and close coupled W.C. full height tiling, heated towel rail, shaver point and light, window to rear elevation, tiled floor.

Bedroom Two

3.00m x 3.26m (9' 10" x 10' 8") Window to rear elevation, coving to ceiling, T>T> point, access phone line to computer.

Bedroom Three

2.35m x 4.18m (7' 9" x 13' 9") Window to side elevation, radiator, coving to ceiling with recesses spotlights, T.V. point, access phone line to computer.

Bedroom Four/Study

3.00m x 3.33m (9' 10" x 10' 11") Two windows to side elevation, radiator, telephone point, T.V. point, access phone line to computer, coving to ceiling.

Family Bathroom

Recently refitted with four piece suit comprising panelled bath, pedestal wash hand basin, double shower cubicles and close coupled W.C. heated towel rail and window to front elevation.

Rear Garden

The rear garden has been carefully designed and planned around three lawns, firstly formal with lavender borders, second as a secret garden with two arbours with seating, and third a fruit garden. The back of the garden is planted with woodland shrubs mostly spring flowering.

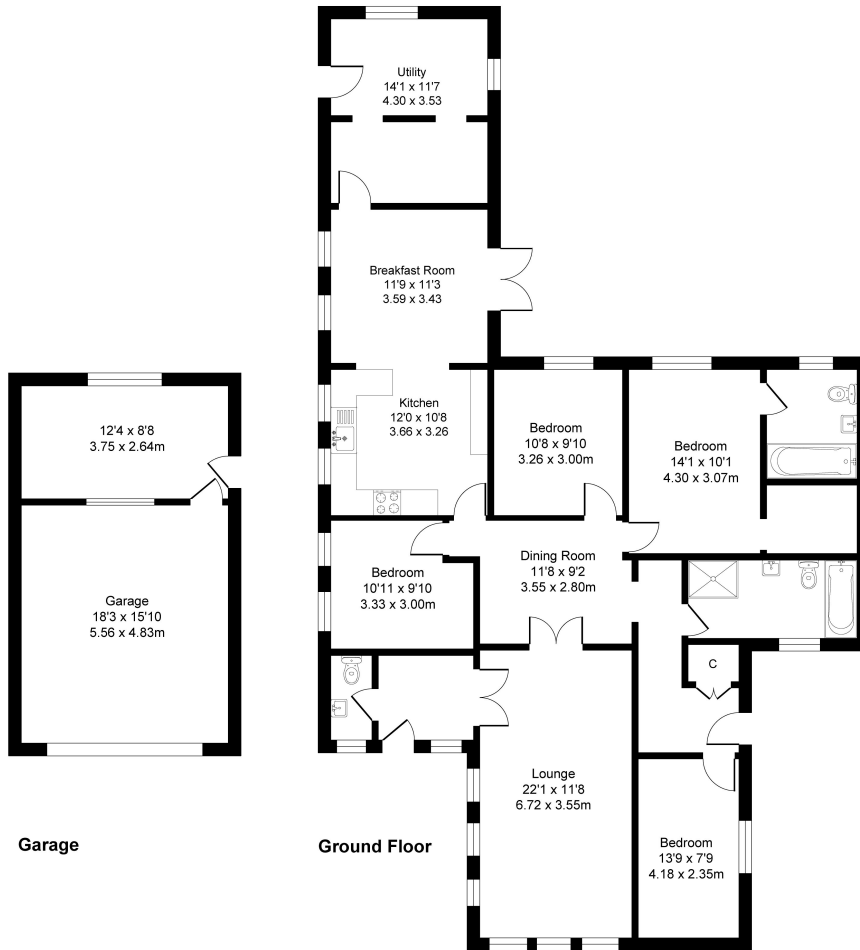
Front Garden


The property is set back with large open plan front garden laid to lawn. There is a long gravelled driveway to the side providing ample parking for numerous cars.

Garage

There is a detached double garage at the rear of the property.

Approximate Gross Internal Area
2132 sq ft - 198 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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