



1 Tresham Grove  
Wellingborough, NN8 6DD



**Simpson & Weekley**





Simpson and Weekley are delighted to offer For Sale this immaculate nearly new five bedroom detached executive style family home. Situated on the popular Glendale Park Estate, built by Messrs Taylor Wimpey Homes in 2020 with many additional upgrades. This family home boasts spacious living accommodation with good quality fixtures and fittings, granite work tops and integrated appliances in the kitchen, large utility style cloakroom area, separate reception rooms for family gathering and entertaining, fitted dressing area to the master bedroom with additional en suite, ample parking for approximately 4 vehicles, with a larger than average garage, and so much more. This a stunning family home in show home condition and must be seen at your earliest opportunity to see all that is on offer. EPC B/86 and Council Tax Band B

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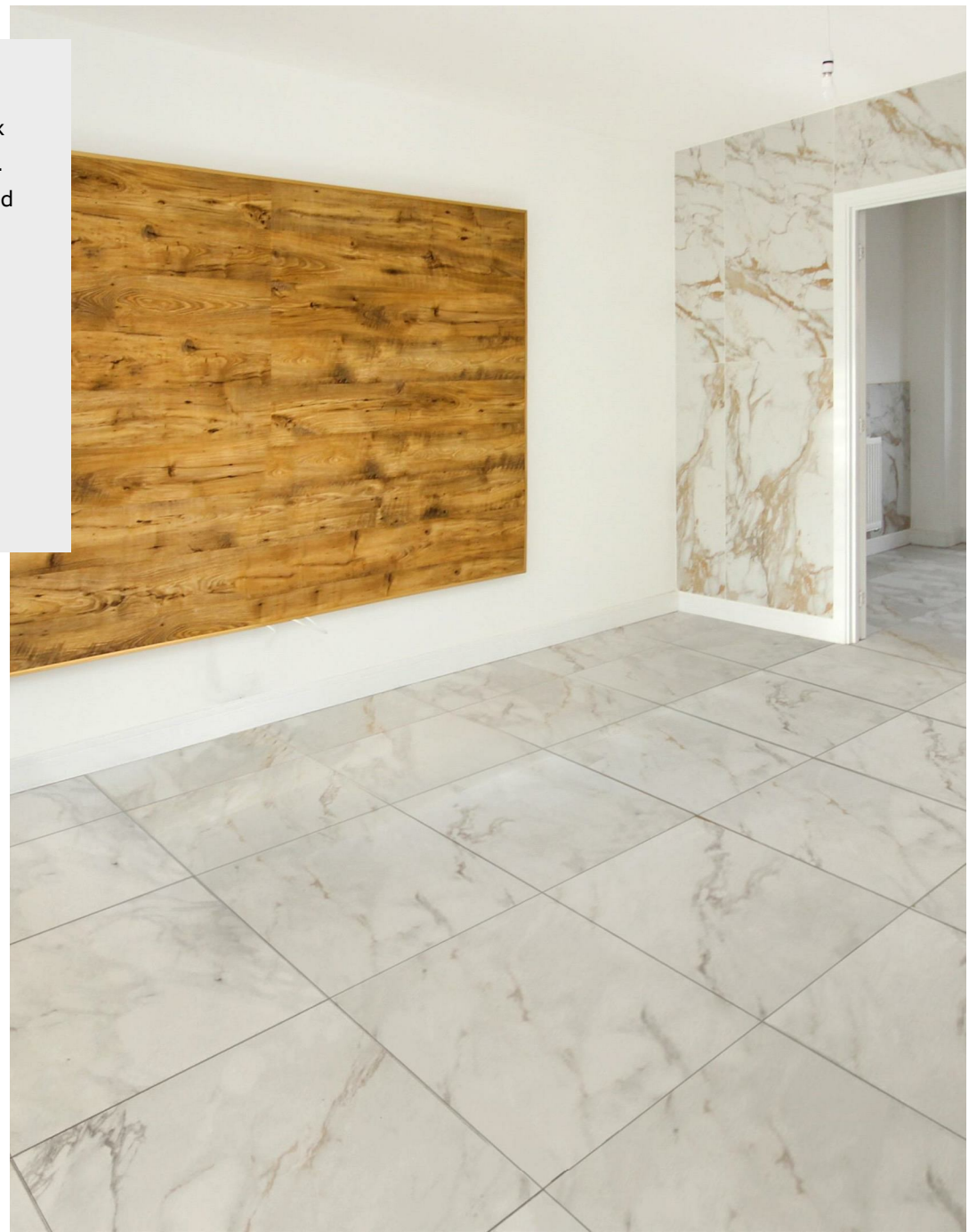
Price £499,950



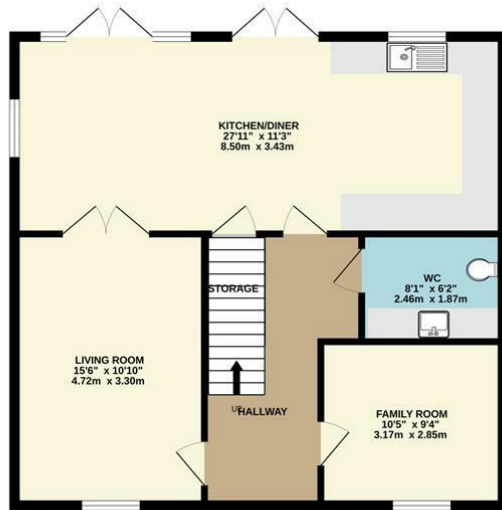




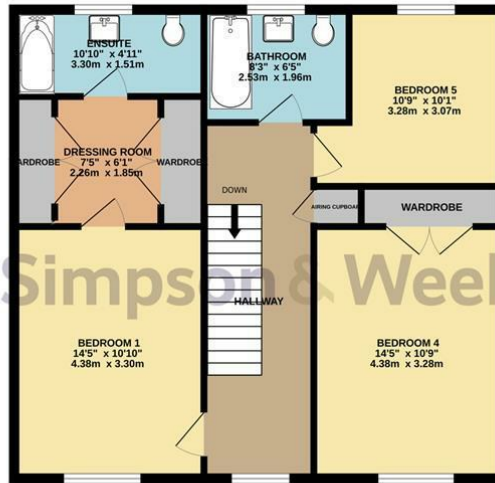
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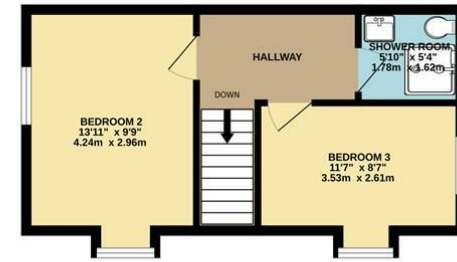
GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

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Journey Personal



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