



15 Cherry Avenue
Wellingborough, NN8 4SQ



Simpson & Weekley

Situated in the cul-de-sac of Cherry Avenue in Wellingborough, this spacious semi-detached family home offers an ideal blend of comfort and convenience. Boasting five generously sized bedrooms, this property is perfect for families seeking ample living space. The master bedroom features an en-suite shower room & a built-in wardrobe, providing both practicality and style. The property benefits from Gas central heating and the boiler has 3 years left on the warranty.

The home comprises two inviting reception rooms, allowing for versatile living arrangements. Whether you prefer a separate lounge for relaxation or a family room for gatherings, this property caters to your needs. With two well-appointed bathrooms, morning routines will be a breeze for the entire family.

Parking is a significant advantage, with space available for up to three vehicles, ensuring that you and your guests will never be short of parking options. Additionally, the property includes a garage, providing extra storage or a secure space for your vehicle.

The rear garden is a delightful feature, complete with a patio area, perfect for outdoor entertaining or simply enjoying the fresh air. The location is particularly appealing, being in close proximity to Oakway Primary School, making it an excellent choice for families with young children.

This semi-detached house on Cherry Avenue is not just a home; it is a lifestyle choice, offering space, comfort, and a welcoming community. Do not miss the opportunity to make this wonderful property your own.

Council Tax Band: C

EPC: Ordered

Offers In The Region Of £330,000



5



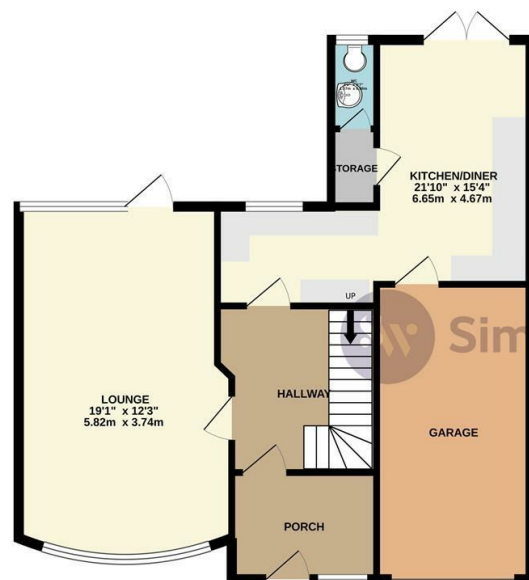
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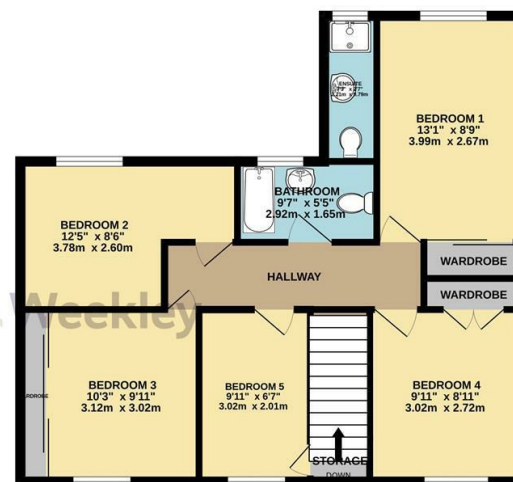
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GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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