



9 Weir Close
Wellingborough, NN8 5YF



Simpson & Weekley

Nestled in the tranquil Weir Close, Wellingborough, this charming semi-detached house offers a delightful family home in a peaceful cul-de-sac setting overlooking an open green area. Spanning an impressive 987 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception areas, providing ample space for relaxation and entertaining. The lounge diner is particularly appealing, offering a warm and welcoming atmosphere for family gatherings or quiet evenings in. The kitchen breakfast room is a practical addition, perfect for casual dining and morning coffee.

The first-floor bathroom is conveniently located, serving the three bedrooms with ease. Outside, the property features an enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. Additionally, the garage and off-road parking for several vehicles ensure that parking is never a concern.

This home is not only well-appointed but also situated in a desirable location, making it a perfect choice for those looking to enjoy a peaceful lifestyle while remaining close to local amenities. With its combination of space, comfort, and convenience, this property is a must-see for anyone seeking a new home in Wellingborough. Council Tax Band C, EPC: Ordered

Price £240,000



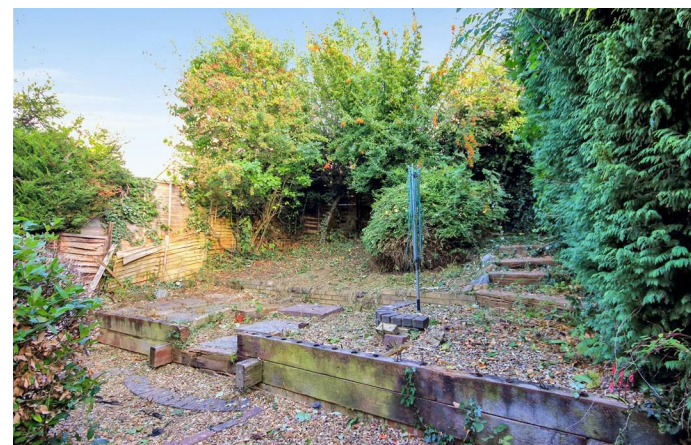
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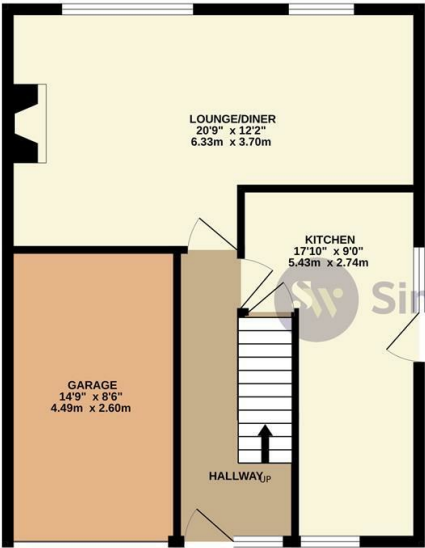


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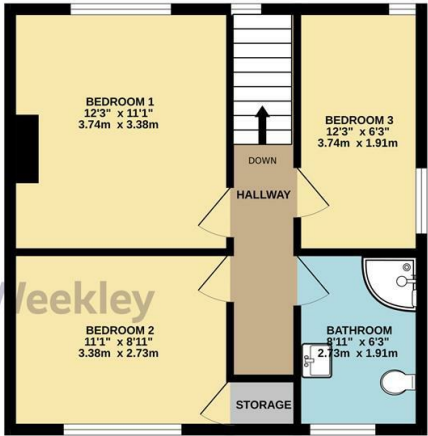


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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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		
(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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01933 224953

wb@simpsonandweekley.co.uk

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33 Sheep Street, Wellingborough, Northants, NN8 1BS