



36 Haddon Close
Wellingborough, NN8 5ZB



Simpson & Weekley

Situated in a tranquil cul-de-sac on the desirable Gleneagles estate, this spacious four-bedroom detached house on Haddon Close offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a generous lounge that provides an inviting space for relaxation. Adjacent to this, a separate dining room leads into a bright and airy conservatory, which seamlessly connects to the rear garden. The garden is predominantly laid to lawn, complemented by a patio area and a handy shed, making it an ideal spot for outdoor gatherings or quiet moments in the sun.

The well-appointed kitchen features built-in appliances and leads into a separate utility room, ensuring that daily chores are managed with ease. A convenient downstairs WC adds to the practicality of the layout.

As you ascend to the first floor, you will discover the master bedroom, which boasts ample storage and an en-suite shower room for added privacy. The family bathroom and the three additional bedrooms, two of which come with built-in storage, providing plenty of space for family or guests.

To the front of the property, a single garage and a driveway offer parking for multiple vehicles, enhancing the overall appeal of this lovely home. This property is perfect for families seeking a spacious and well-designed living space in a peaceful setting, while still being close to local schools and amenities. Don't miss the opportunity to make this delightful house your new home.

Council Tax Band: D

EPC Rating: 70C

Price £340,000



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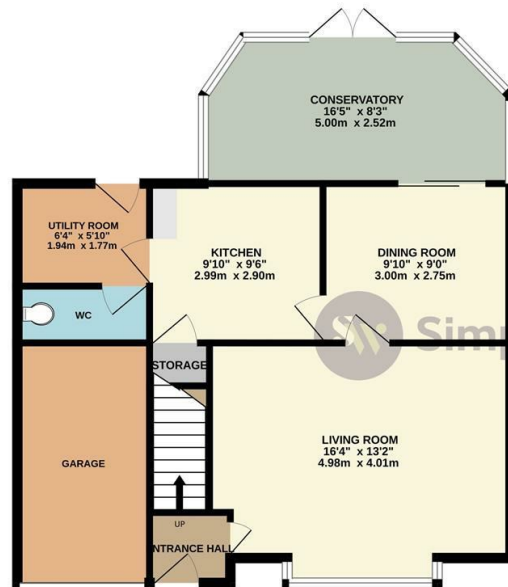
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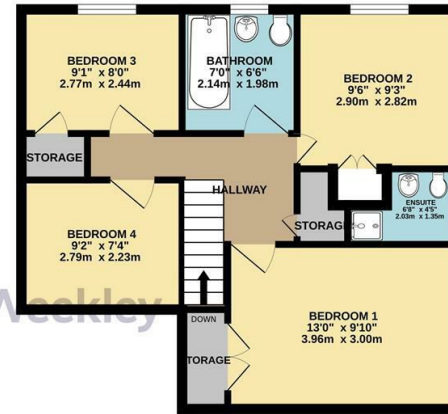
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GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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	

70

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