



17 Hamlet Street
Wellingborough, NN8 3AX



Simpson & Weekley

Situated in the sought-after Wendel View development on Hamlet Street, Wellingborough, this stunning detached house, built in 2022, offers a perfect blend of modern living and spacious comfort. This property is ideal for families seeking a contemporary home.

Upon entering, you are greeted by a welcoming hallway that leads to two well-proportioned reception rooms, providing ample space for relaxation and entertainment. The stylish lounge is perfect for unwinding after a long day. The heart of the home is undoubtedly the kitchen diner, featuring a breakfast bar and built-in appliances, making it a delightful space for family meals and gatherings. A separate utility room enhances practicality, ensuring that daily chores are easily managed. The ground floor also includes a convenient WC and a study, providing a quiet area for work or studying.

Ascending to the first floor, you will find four generously sized bedrooms, each designed with comfort in mind. The master bedroom boasts an ensuite shower, providing a private retreat, while the family bathroom, complete with a shower cubicle, caters to the needs of the household.

The property is complemented by an enclosed rear garden, which features a patio area perfect for alfresco dining and a lawn that offers a safe space for children to play. Additionally, the garage and driveway provide convenient off-road parking.

This exceptional home is not only a testament to modern design but also a wonderful opportunity for those looking to settle in a vibrant community. With its spacious layout and contemporary features, this property is sure to impress.

Council Tax Band: E

EPC Rating: 85/B

Asking Price £440,000

 4  2  3



Simpson & Weekley

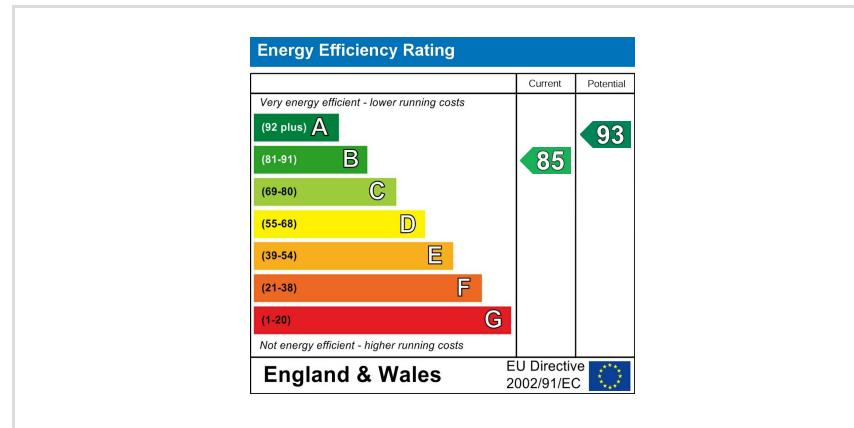
GROUND FLOOR

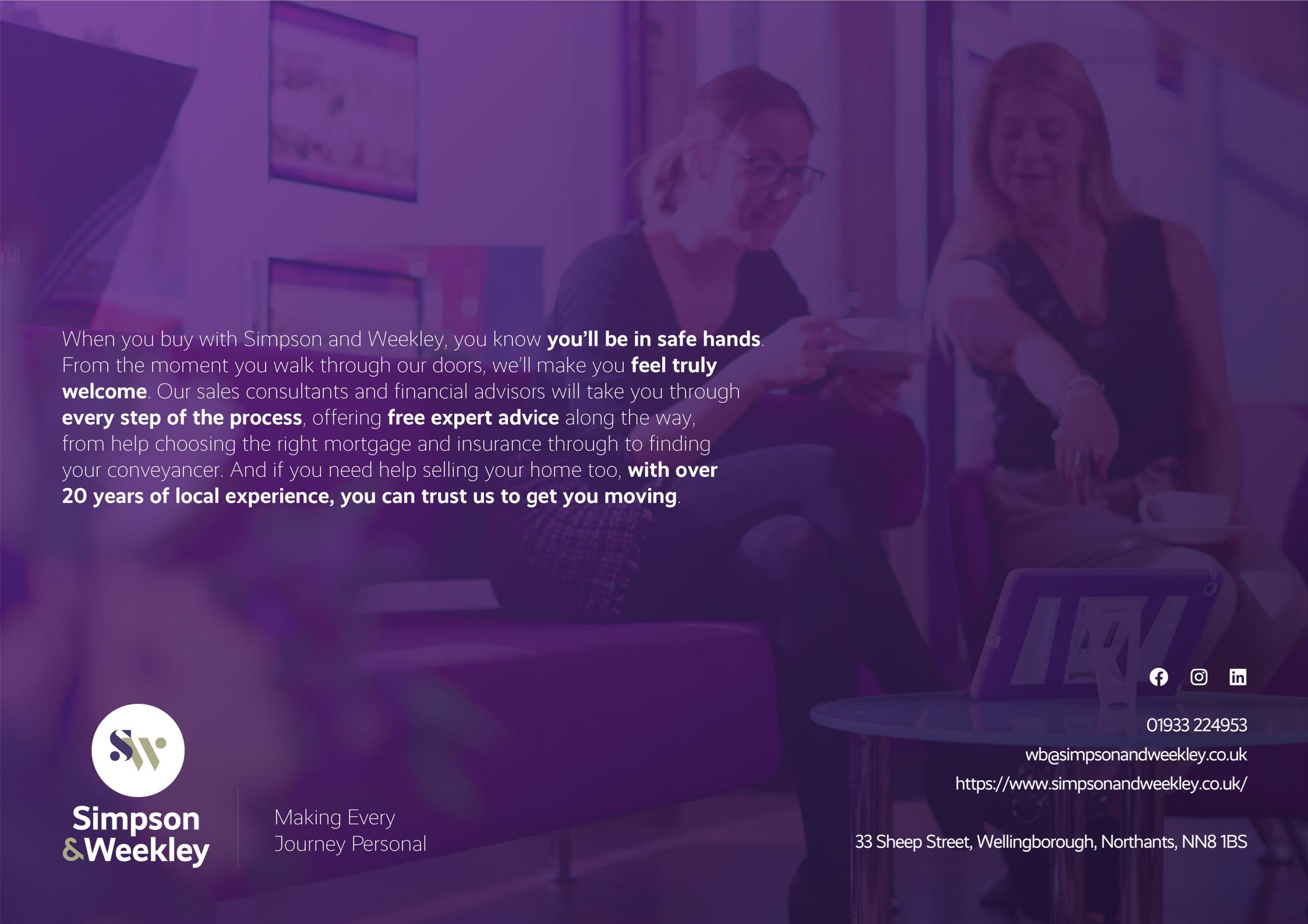


1ST FLOOR



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.
Made with Metropix ©2025





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**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS