



17 Burystead Rise  
Wellingborough, NN9 6RZ



**Simpson & Partners**



#### COMING SOON – FURTHER DETAILS TO FOLLOW

Offered to the market for sale is this well-presented four-bedroom detached residence, available to purchase with a complete onward chain. The property occupies a pleasant and convenient position, ideally located within walking distance of local schools, shops and a variety of everyday amenities.

The spacious and versatile accommodation comprises an entrance hall, ground floor cloakroom/WC, a comfortable living room and a separate dining room. The former garage has been thoughtfully converted to create a generous family room, providing additional flexible living space. This is complemented by a well-appointed kitchen and a separate utility room.

To the first floor, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home enjoys an enclosed, fully landscaped rear garden designed for low maintenance, ideal for both relaxation and entertaining. To the front, there is off-road parking available for multiple vehicles.

Early viewing is highly recommended to appreciate the space, location and overall appeal of this attractive family home. Energy rating to be confirmed.

£375,000



4



2

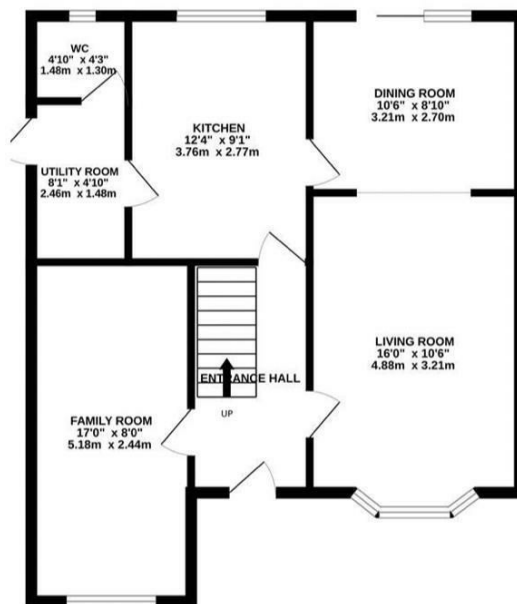


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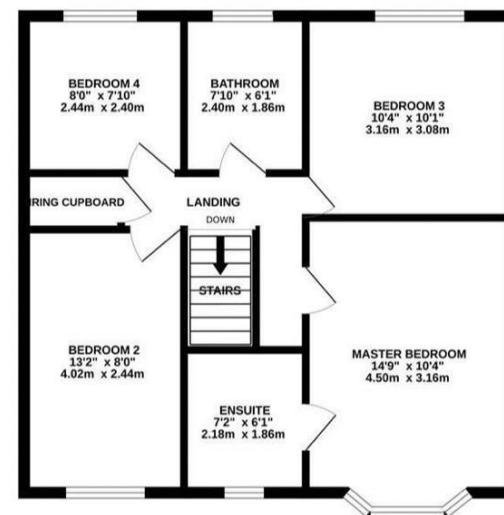



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GROUND FLOOR  
Listing details (sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 	

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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

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43-45 High Street, Thrapston, Northants, NN14 4JJ