

6 Westfield Road

Wellingborough, NN8 3JT

Simpson & Weekley



Enjoying a lovely outlook across Bassett's Close park, this is a home that offers not only exceptional space but a wonderful sense of place. The heart of the home is its beautiful open-plan living space, where large Rehau windows and French doors invite natural light and open onto the garden. The stylish kitchen features quality cabinetry, under-cabinet lighting, composite sink and a range cooker. A welcoming and cosy snug, characterful living room with exposed stonework and practical WC/utility room complete the ground floor. Upstairs provides four double bedrooms, a converted loft room, and two bathrooms. The loft room is an excellent addition to the home with ample opportunities, truly unique to the market.

Behind its charming façade lies a wealth of carefully considered improvements, including a new roof, re-built gable-end walls, upgraded windows, complete rewire and modern central heating. Underfloor heating serves the ground floor, controlled via Hive, while CAT6 Ethernet cabling provides stable Internet connectivity throughout. Original features, including exposed stone walls, fireplaces and traditional quarry-tiled floors, bring a wonderful sense of heritage and individuality.

The established rear garden offers mature planting, fruit trees, a sandstone patio and landscaped seating areas – a peaceful haven for entertaining and everyday enjoyment. A timber shed provides useful storage. A block-paved driveway offers parking for several vehicles, alongside a detached garage with power and lighting. External EV cabling is available.~~ ~~

Within walking distance of the town centre, with excellent road links via the A509, A14, A45 and M1. Wellingborough station offers direct services to London.

A truly special home where history, character and modern living come together beautifully.

Council Tax: Band E | EPC: C (77)

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Offers Over £485,000






BUFFALO

The Cottage – Beautifully Renovated Victorian Family Home

Originally known as “Studland House”, this charming Victorian property has been sensitively renovated and extended, combining period character with modern family living.

Overlooking Bassett’s Close park and playing field, this spacious home offers four double bedrooms, a converted loft room, two bath/shower rooms, an impressive open-plan kitchen/dining/family room, spacious lounge with exposed brick wall, reception hall and separate snug.

Improvements include a new roof, replacement gable-end walls, upgraded windows, complete rewire, modern central heating, ground-floor underfloor heating controlled via Hive and CAT6 cabling. Original features include exposed stone walls, fireplaces and quarry-tiled floors.

The bright open-plan living space features large Rehau windows and French doors opening onto the garden. The stylish Howdens shaker kitchen includes quality cabinetry, under-cabinet lighting, composite sink and Leisure range cooker. A characterful reception hall, cosy snug and WC/utility room complete the ground floor.

Four generous double bedrooms include a principal bedroom with dual-aspect windows and en suite and a contemporary family bathroom.







The established rear garden features mature planting, fruit trees, a sandstone patio, landscaped seating areas and timber shed. A block-paved driveway provides parking for several vehicles, alongside a detached garage with power and lighting. External EV cabling is available but not connected to the garage.

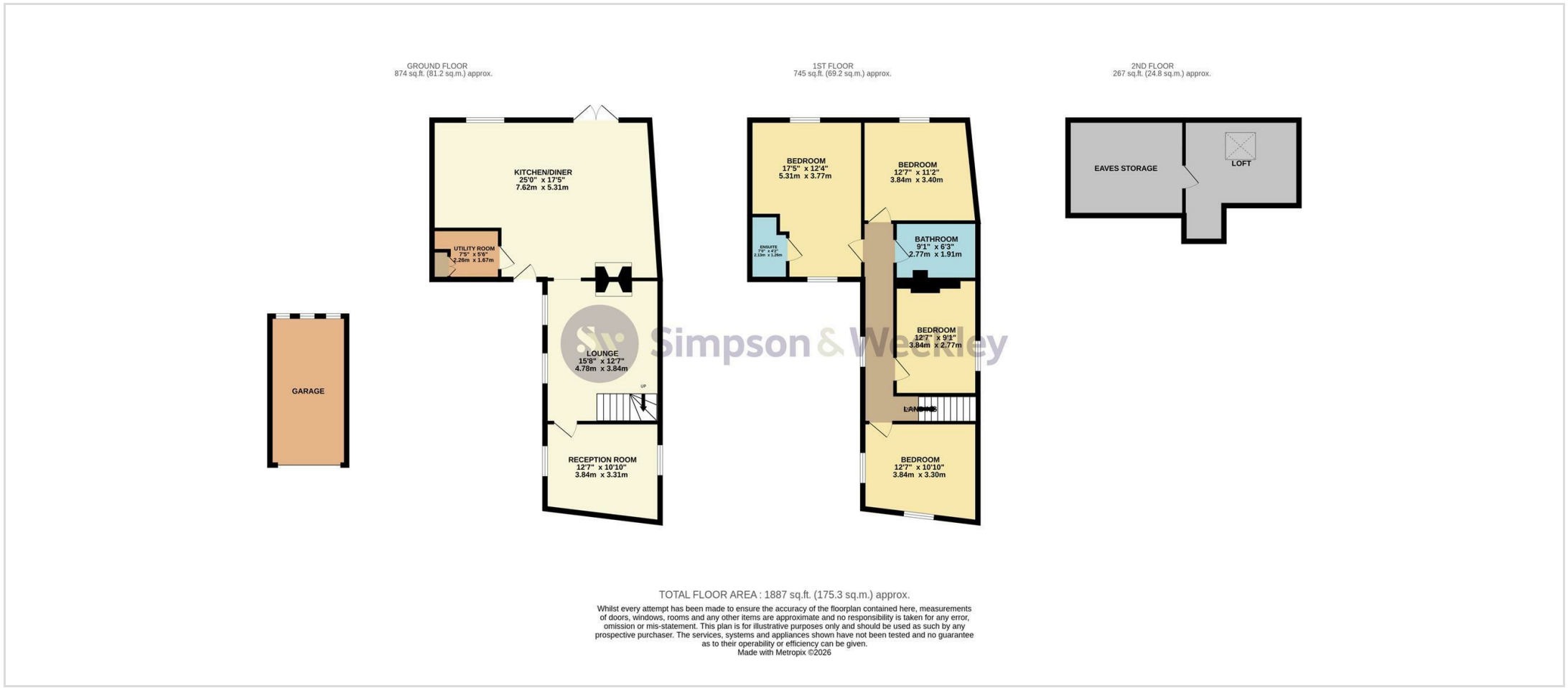
Within walking distance of the town centre, with excellent road links via the A509, A14, A45 and M1. Wellingborough station offers direct services to London.

An exceptional character home offering space, versatility and modern comfort. NO FORWARD CHAIN.
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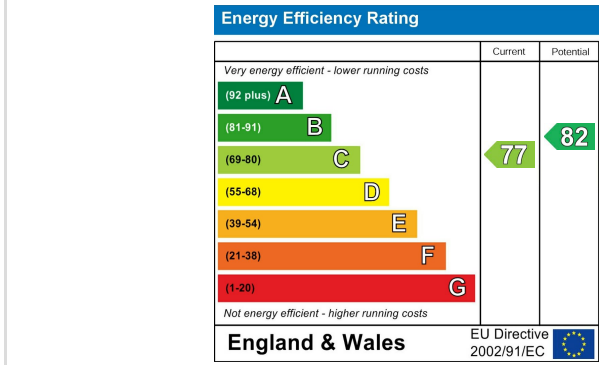






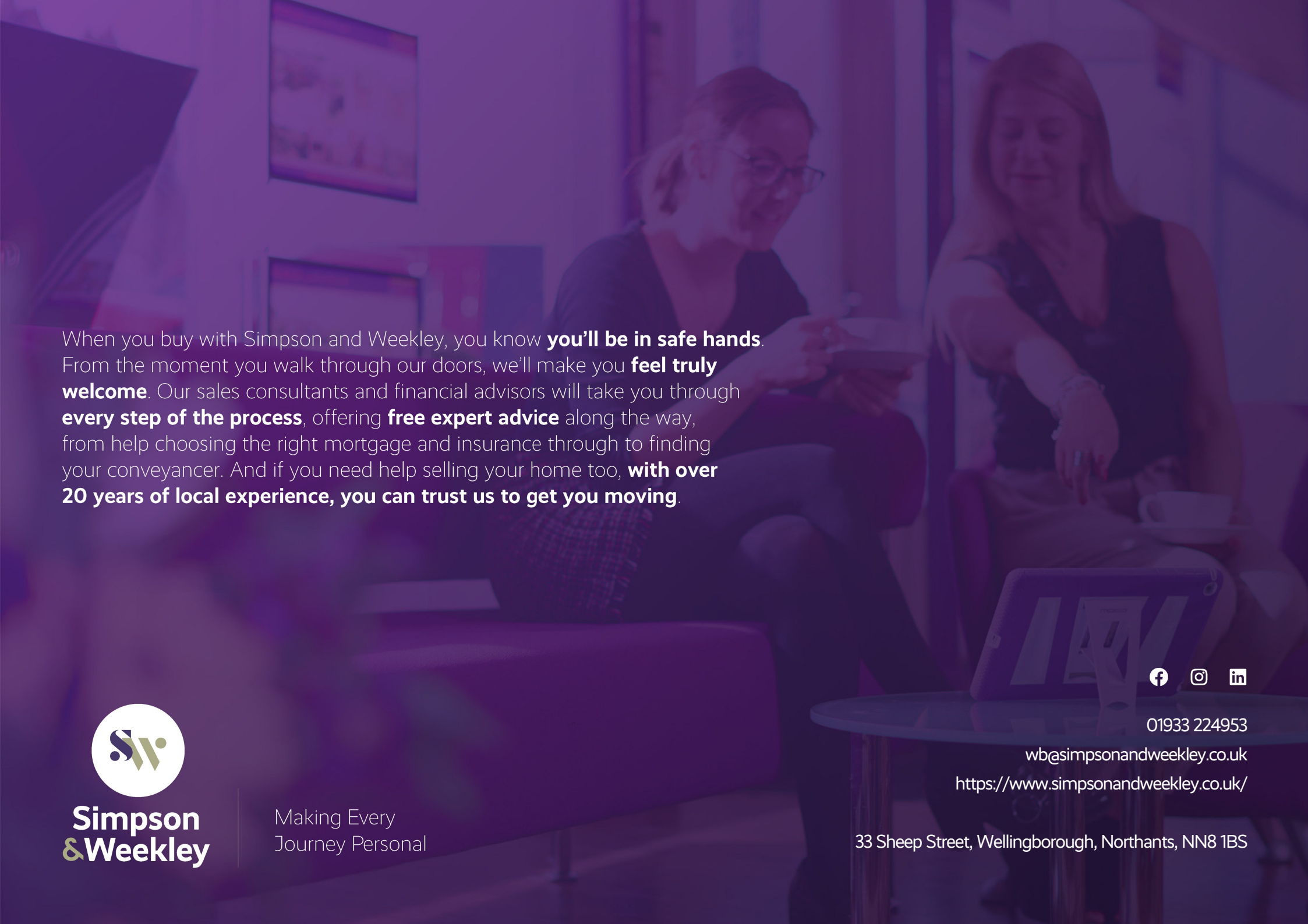








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Making Every Journey Personal

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