



36 Mulberry Close
Wellingborough, NN8 3JU



Simpson & Weekley

Stunning and unique four bedroom detached home with several reception areas and beautiful garden.

Set in a quiet cul-de-sac within walking distance of local schools and shops, this immaculate, fully modernized 4-bedroom detached home offers the perfect blend of style and convenience. The ground floor features a welcoming entrance hall, cloakroom, utility room, separate reception rooms, and an open-plan kitchen/breakfast room with French doors to the garden. The dining room flows seamlessly into a bright conservatory equipped with hot and cold air conditioning providing an additional reception space that can be used all year round.

Upstairs, you'll find a refitted family bathroom and four bedrooms, including a master suite complete with air conditioning and a private, refitted en-suite.

The exterior is a private, low-maintenance landscaped oasis, boasting a paved patio, a grapevine-covered pergola seating area, and sweeping steps down to a Mediterranean-style courtyard with a curved rendered wall, established bordering trees and a premium, fully insulated garden office with power, light, and double-glazed windows completes this stunning garden, making it a perfect retreat for relaxation or work.

For anyone needing to commute to London, the mainline station is less than 2 miles from the property and provides regular direct trains reaching St Pancras station in under a 50 minute journey.

Council Tax Band: E

EPC: 62/D

Price Guide £425,000



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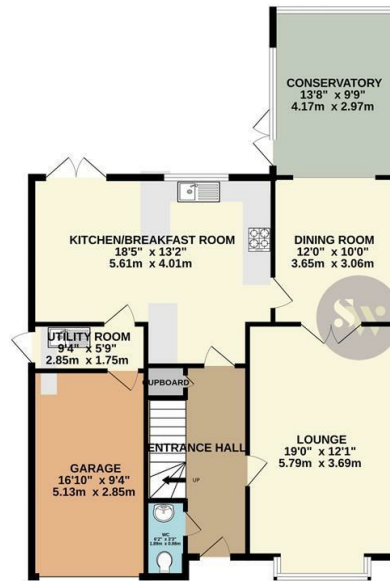


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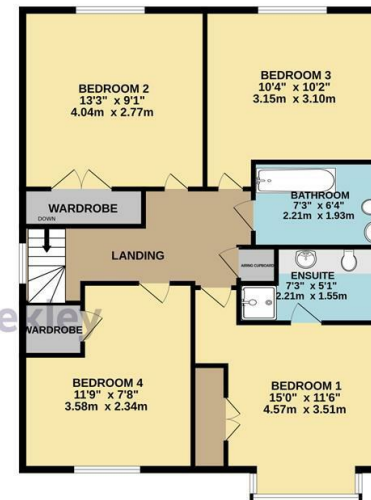


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GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA: 2320 sq.ft. (215.5 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		78
(55-68) D	62	
(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