



9 Buttercup Close  
Wellingborough, NN9 6GH



Simpson & Partners

An impressive executive five-bedroom detached family home, beautifully presented throughout and offering spacious, versatile accommodation ideal for modern family living. Occupying a generous plot, this superb property benefits from an attractive landscaped rear garden, ample off-road parking, and a single garage.

The accommodation comprises of a spacious entrance hall, giving access to a guest WC, a well-proportioned living room, and a versatile fifth bedroom/study, perfect for those working from home or requiring additional family space. To the rear of the property is a stunning kitchen/diner, providing an excellent entertaining and family area, complemented by a separate utility room for added convenience.

To the first floor, the property offers four double bedrooms and a stylish family bathroom. The main bedroom has a dressing room and an en-suite shower room.

Externally, the property continues to impress with a beautifully landscaped three-tier rear garden. The upper tier features a patio seating area with pergola, leading onto a laid lawn, while the lower levels provide further garden space and an additional patio area, along with a garden shed. To the front, there is a large driveway, single garage, and further block-paved parking added by the current owners, creating excellent off-road parking provision.

Viewing is highly recommended to fully appreciate the space, presentation, and outdoor setting this exceptional home has to offer. Call now to book your viewing!

Offers In The Region Of £425,000



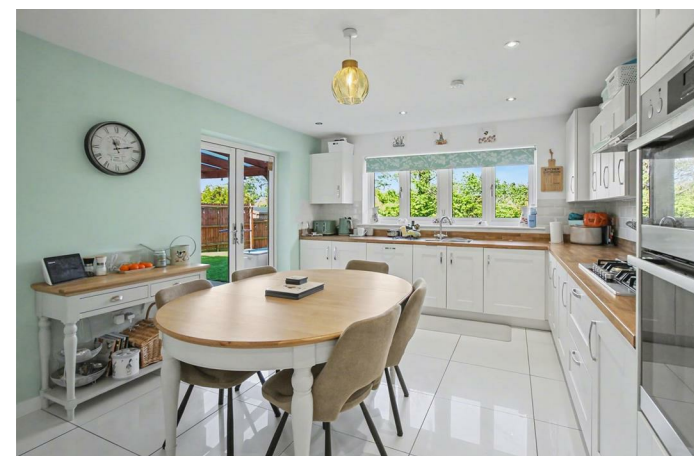
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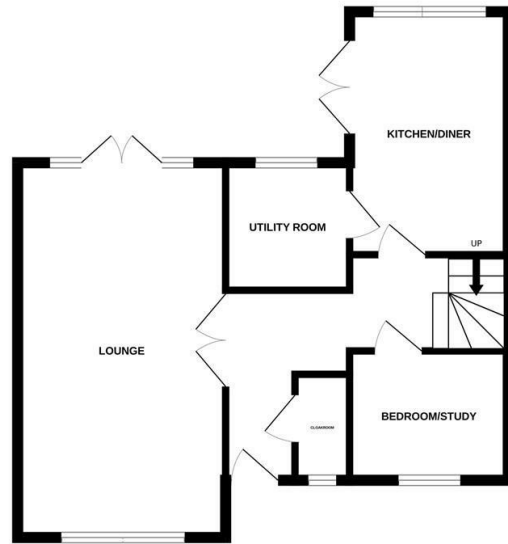
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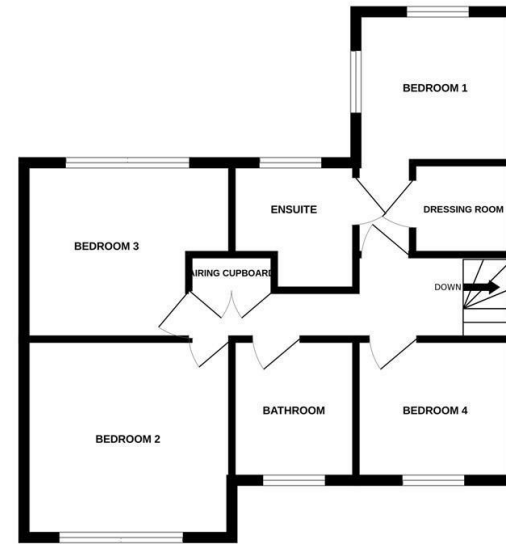
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            | <b>93</b> |
| (81-91) <b>B</b>                                   | <b>85</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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



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01832 731222

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

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

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