



9 Dewberry Way
Wellingborough, NN8 1GR



Simpson & Weekley

Welcome to this charming semi-detached house located on Dewberry Way in the desirable area of Stanton Cross, Wellingborough. This modern property, built by the reputable Bellway Homes, offers a comfortable living space of 785 square feet, making it an ideal choice for families or those seeking a bit more room.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The heart of the home is the inviting kitchen diner, perfect for family meals and entertaining guests. Additionally, the convenience of a downstairs cloakroom adds to the practicality of the layout.

Step outside to discover an enclosed rear garden, a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from off-road parking, ensuring that you have a secure place for your vehicle.

With the added peace of mind of an NHBC guarantee still in place, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this property on Dewberry Way is a wonderful opportunity not to be missed.

Please note there are service/green fees of £414 per annum

EPC: 84/B

Council Tax band C

Price Guide £299,950



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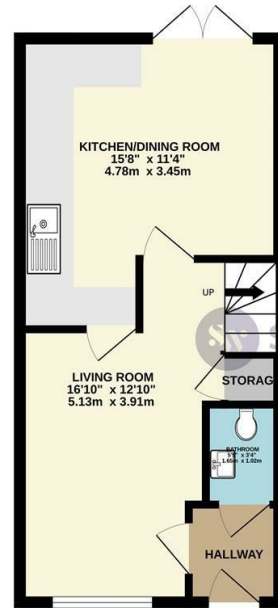
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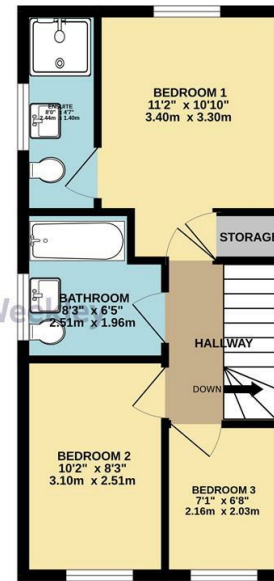
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GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Homestyler (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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