



5 Sulgrave Way

Wellingborough, Northamptonshire NN8 1FG



Simpson & Weekley

Welcome to this charming two-bedroom coach house located in the highly sought-after Stanton Cross Estate in Wellingborough. Spanning an impressive 799 square feet, this delightful apartment offers a perfect blend of comfort and modern living.

Upon entering, you will find a spacious reception room that seamlessly flows into an open-plan kitchen diner, creating an inviting space ideal for both relaxation and entertaining. The kitchen is well-equipped, making it a joy for any home cook. The two bedrooms are generously sized, providing ample space for rest and personalisation. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the single garage, providing secure parking for one vehicle and additional storage options. The location is particularly advantageous, as it is within walking distance to the train station, making commuting a breeze. Furthermore, you will find a variety of local amenities nearby, catering to all your daily needs.

This apartment is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality. With its modern design and prime location, this property is not to be missed. We invite you to come and experience the charm of this lovely coach house in Stanton Cross Estate. Please note there is a £150 per 6 months for charge to Crabtree Estates for outside maintenance of green areas etc.

Council Tax Band: A

EPC Rating: 81B

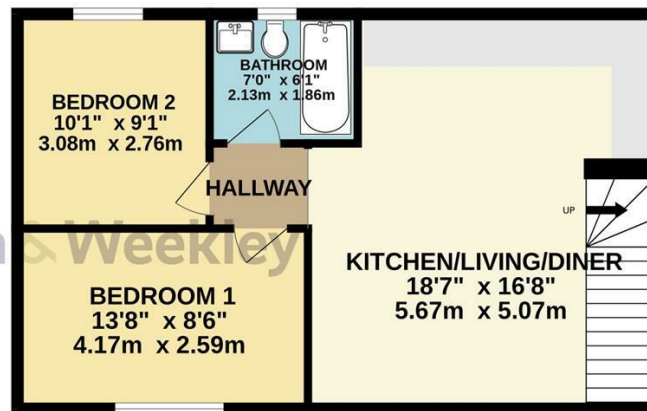
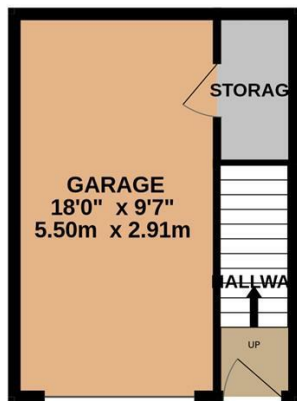


Offers Over £189,995



GROUND FLOOR

799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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