



61 Cydonia Way
Wellingborough, NN8 1FW



Simpson & Weekley

Welcome to this charming three-bedroom, three storey, semi-detached house built by Messrs Bovis Homes. Located on Cydonia Way in the popular Stanton Cross, Wellingborough area. This delightful property boasts a generous plot size, providing ample outdoor space for relaxation and recreation. Inside, you will find a well-designed layout that includes a spacious reception room, perfect for entertaining guests or enjoying family time.

The property features three double bedrooms, ensuring comfort and privacy for all occupants. The master bedroom is particularly impressive, equipped with air conditioning for those warmer days, as well as an en-suite bathroom and a dressing area, offering a touch of luxury and convenience.

The light and airy kitchen is a highlight of the home, complete with integrated appliances that make cooking and meal preparation a pleasure. With a total area of 1,248 square feet, this house provides plenty of room for both living and storage.

This semi-detached property is ideal for families or professionals seeking a comfortable and stylish home in a desirable location offering easy access into the city (London to St Pancras approximately 50 minutes). Don't miss the opportunity to make this lovely house your new home.

Please note there are green fees to pay of £250 p/a
Council Tax Band C
EPC 86/B

Asking Price £299,950



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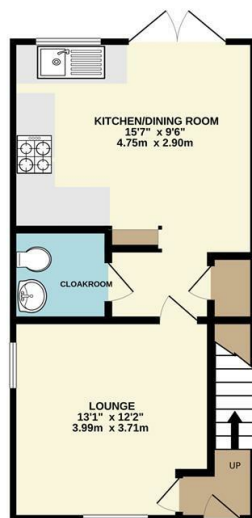
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GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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		94
(81-91) B	86	
(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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