



54 Cydonia Way
Wellingborough, NN8 1FW



Simpson & Weekley

Nestled within the desirable Stanton Cross estate in Wellingborough is this beautifully presented three bedroom semi detached house. Located on Cydonia Way which is walking distance to Wellingborough train station and close to the A45 for further transport links.

Upon entering, you are greeted by a welcoming entrance that leads into a spacious lounge, ideal for relaxation and entertaining guests. The kitchen/diner is a highlight of the home, featuring doors that open directly into the enclosed rear garden, creating a seamless connection between indoor and outdoor spaces. Additionally, a convenient utility room and a cloakroom enhance the practicality of this delightful property.

The first floor boasts two generously sized double bedrooms, with the main bedroom benefiting from an ensuite bathroom, providing a private retreat. A large single bedroom and a family bathroom complete the upper level, ensuring ample space for family living or guests.

Externally, the property features a side driveway with parking for up to three vehicles, a valuable asset in today's busy world. The enclosed rear garden offers a safe and private area for outdoor activities, gardening, or simply enjoying the fresh air.

EPC 84/B. Council tax band C. Service charge £250 p/a.

Asking Price £295,000



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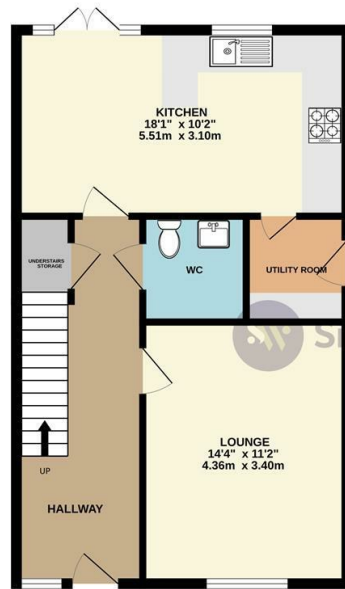
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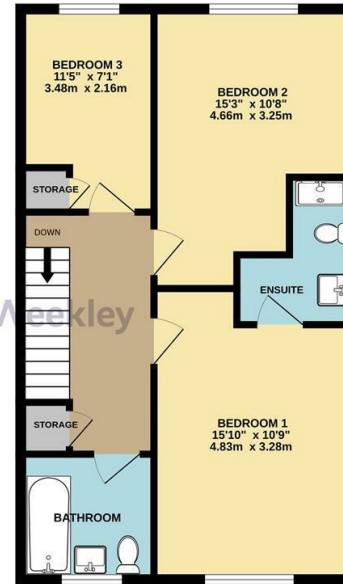
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GROUND FLOOR



1ST FLOOR



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	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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01933 224953

wb@simpsonandweekley.co.uk

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33 Sheep Street, Wellingborough, Northants, NN8 1BS