



13 Airfield Way

Weldon, NN17 3LX



**Simpson West**

Pleasantly positioned within the ever-popular Weldon Park is this immaculately presented three-bedroom detached home, offered to the market for sale with no onward chain. Ideally located, the property enjoys the convenience of being within walking distance of local schools, shops, and a range of everyday amenities.

The well-appointed accommodation begins with a welcoming entrance hall, a downstairs cloakroom/WC, and a spacious living room featuring doors that open directly onto the rear garden, creating a bright and inviting space. Completing the ground floor is a modern fitted kitchen/dining room, complemented by a useful utility room.

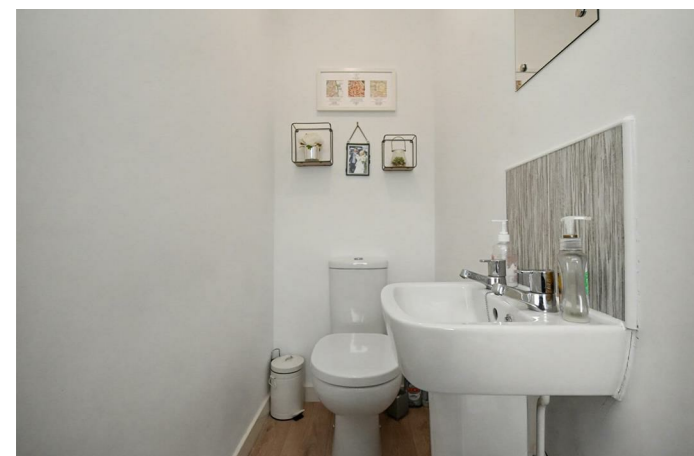
To the first floor, the property offers two generous double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. There is also a well-proportioned single bedroom and a stylish family bathroom.

Externally, the home boasts a fully enclosed rear garden of a good size, predominantly laid to lawn and enhanced by a patio area ideal for outdoor dining and entertaining. To the front, there is off-road parking for two vehicles, leading to an oversized detached garage.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer. Energy rating B. Council Tax Band C.

£290,000

 3  2  1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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