



12 Wye Close

Wellingborough, NN8 5WS



Simpson & Weekley

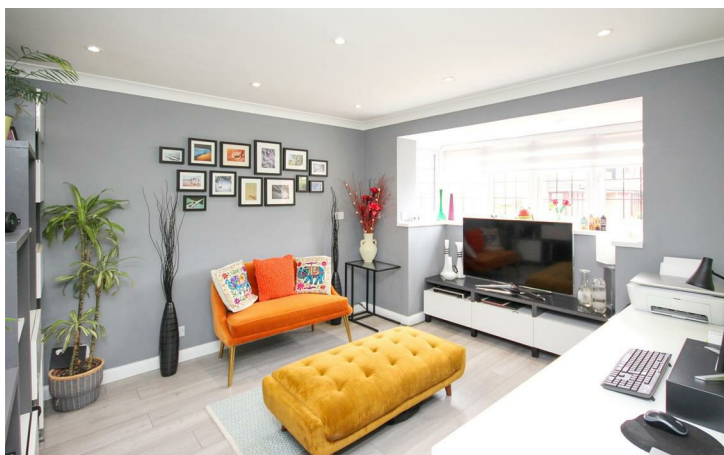
Located in the quiet cul-de-sac of Wye Close, Wellingborough, this beautifully presented four-bedroom detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully extended, creating a spacious and bright open-plan family area that is ideal for both relaxation and entertaining. The contemporary refitted kitchen features elegant bifold doors that seamlessly connect the indoor space to the private rear garden, allowing for an abundance of natural light.

The accommodation includes a stylish refitted bathroom, an ensuite for the master bedroom, and a convenient cloakroom, ensuring that all family needs are met. Additionally, a utility area enhances the practicality of the home. The property boasts a large garage, which includes a secure workshop at the rear, providing ample space for storage or hobbies.

Outside, the front of the property offers generous off-road parking with EV charger point, making it easy for family and guests to visit. The rear garden is a true sanctuary, being both private and enclosed, featuring a timber shed and a charming wooden lodge that serves as a two-room home office, perfect for those who work from home or require extra space. Mainly laid to lawn with a range of shrubs and bushes. Decked patio area

Situated in the desirable Medway Drive area, this home is not only a haven of comfort but also benefits from a peaceful setting. This property is an excellent opportunity for families seeking a spacious and well-appointed home in a friendly neighbourhood. Council Tax Band E
EPC Ordered

Offers Over £400,000

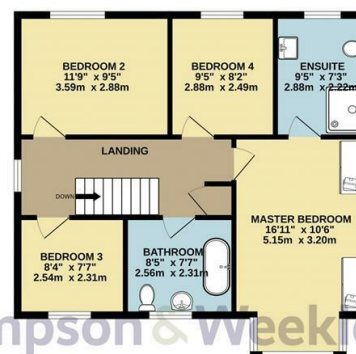


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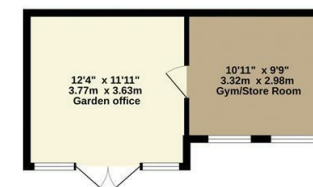
GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.5 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		
(81-91) B		
(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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