



10 Cleeve Way
Wellingborough, NN8 2RT



Simpson & Weekley

Perfectly placed at the end of a cul-de-sac, this splendid detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,398 square feet, the property boasts four generously sized bedrooms, including a master bedroom complete with an ensuite bathroom, ensuring privacy and convenience for the whole family.

The heart of the home is undoubtedly the open-plan kitchen and breakfast area, which provides an inviting space for family gatherings and entertaining guests. The well-presented interiors are complemented by two additional reception rooms, offering versatile spaces that can be tailored to your needs, whether as a formal dining area, a cosy lounge, or a playroom for children.

The property also features three bathrooms, making morning routines a breeze for busy households. The converted garage adds further utility, providing additional storage or potential for a home office.

Outside, the enclosed rear garden offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. With parking available for up to three vehicles, convenience is at your fingertips.

Situated within the popular Wilby Way Estate, this home is ideally located for families seeking a friendly community atmosphere while still being close to local amenities. This delightful property is a rare find and is sure to attract interest from discerning buyers looking for a spacious and well-appointed family home. Don't miss the opportunity to make this charming residence your own.

EPC: Ordered

Council Tax Band D

Price £415,000



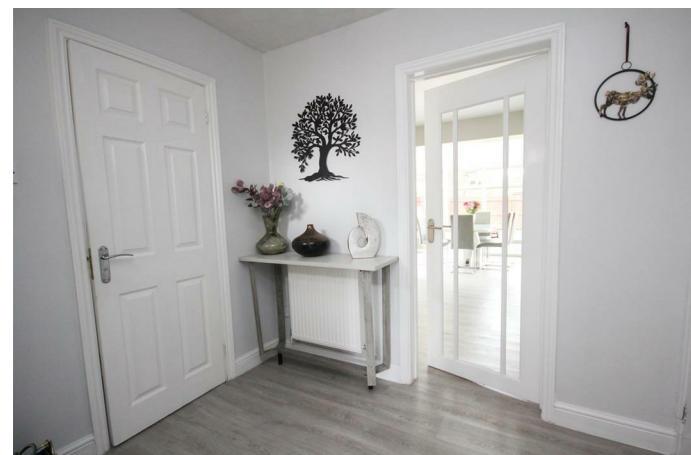
4



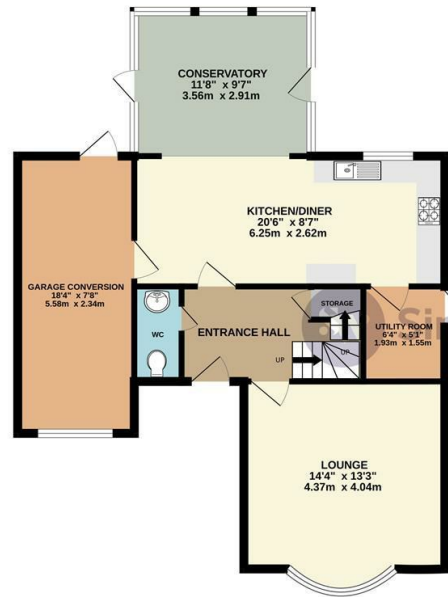
3



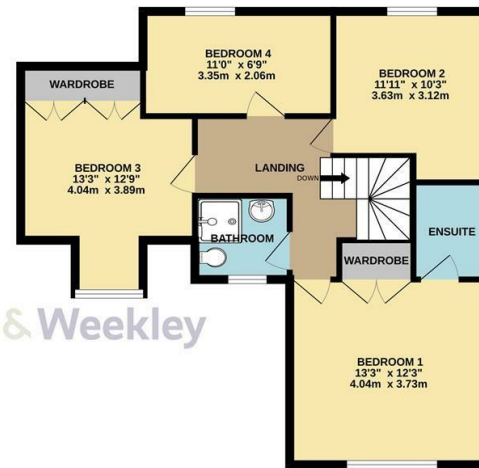
2



GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 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.
Made with Metropix 62026



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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS