



4 Brookside

Wellingborough, NN29 7NJ



**Simpson & Weekley**

Located in the charming village of Bozeat, Wellingborough, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,035 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property features four generously sized bedrooms, including an extended first floor that creates a large second bedroom, ensuring ample room for everyone.

The integral garage not only provides secure parking for one vehicle but also offers additional space for parking more cars, a rare find in many homes. The good-sized rear garden is a wonderful outdoor space, ideal for children to play or for hosting summer gatherings with friends and family.

This semi-detached house in Brookside is not just a home; it is a lifestyle choice, offering a peaceful setting while being conveniently located near local amenities. With its spacious interiors and practical features, this property is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely house your new home.

Council Tax Band: C

EPC: 66/D

Offers In Excess Of £305,000



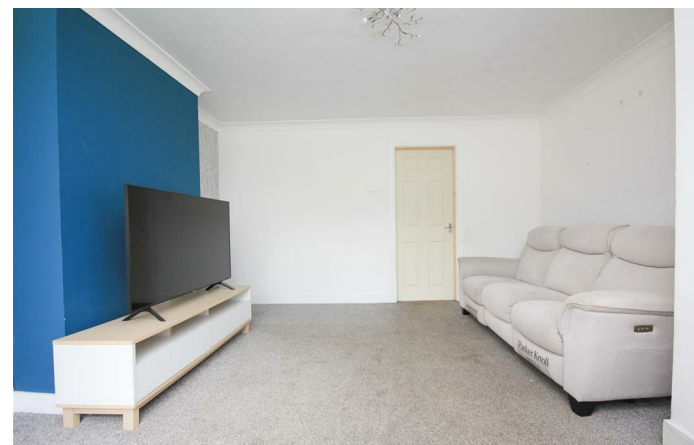
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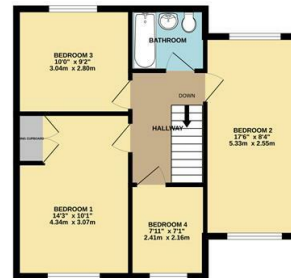


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GROUND FLOOR  
604 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx. **Weekley**



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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 misstatement. 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 Metreplan (2020)



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</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<br>2002/91/EC |           |



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