



11 The Downs
Wellingborough, NN9 5YP



Simpson & Weekley

In a cul-de-sac setting in the desirable area of The Downs sits this immaculate, detached family home that has been extended to provide enviable living space to both the ground and first floors and has been further enhanced by the addition of nest heating controls, solar panels owned outright, adding to the energy efficiency of the property.

As you enter the property you are greeted with a welcoming entrance hall with doors to all principle ground floor rooms and a dog legged staircase with stainless steel and glass balustrade leading to the first floor. A set of double doors draw you into the refitted kitchen which comes with integrated appliances, quartz worktops, a breakfast bar island unit and then seamlessly flows in an open plan format into a 31ft dining family room with two sets of sliding doors to the garden, a partially vaulted ceiling with electric Velux window and a pocket door to the lounge. The Lounge offers plenty of space for the whole family to retire to and has double doors to a secret garden which joins round the side of the house to the rear garden. A refitted cloakroom, utility room and office/bedroom four complete the ground floor accommodation.

To the first floor there are three further double bedrooms with a stunning extended master bedroom that cannot fail to impress. The master bedroom measures an impressive 20'6 x 20'3 max has fitted wardrobes - one partially used as a dressing area, a Juliet balcony overlooking the rear garden and has an en-suite door to the refitted Jack 'n' Jill family bathroom that comes with a walk in shower and separate bath.

Externally there is a landscaped lawned rear garden with recently laid resin flooring seating area, a timber shed, side door to the double garage and access to the lawned secret garden with raised seating area. The lawned front garden is accompanied by a driveway providing parking leading to a double garage. A house that simply impresses throughout.

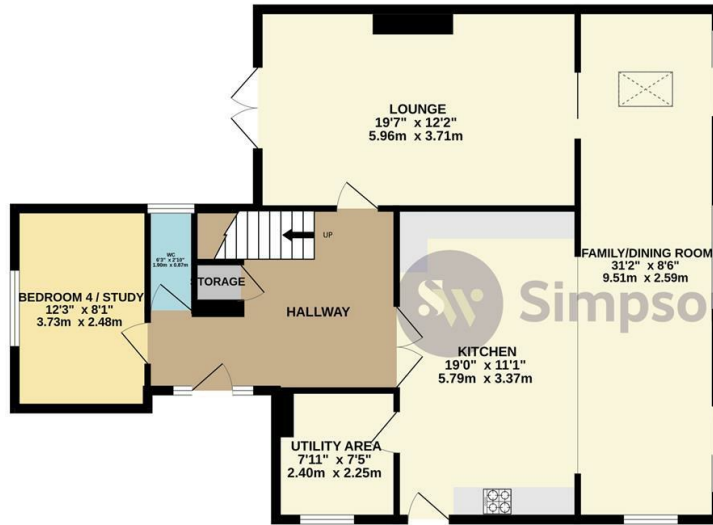
Council Tax Band - E
EPC -

Offers In Excess Of £550,000

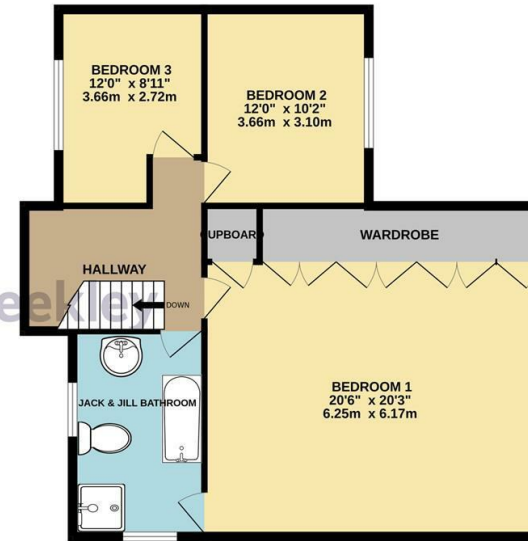
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GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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		83
(69-80) C		
(55-68) D	67	
(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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