



4 Hunt Close

Wellingborough, NN8 4HG



**Simpson & Weekley**

Welcome to this charming semi-detached house located in the desirable area of Hunt Close, Wellingborough. This delightful property boasts a spacious lounge, perfect for relaxation and entertaining, featuring patio doors that lead directly to a lovely enclosed garden adorned with shrubs, providing a serene outdoor space for family gatherings or quiet moments.

The home comprises three well-proportioned bedrooms, ensuring ample space for a growing family or guests. The master bedroom is particularly noteworthy, as it includes an ensuite bathroom, offering both convenience and privacy. The additional bathroom serves the other two bedrooms, making it ideal for family living.

For those with vehicles, the property includes a garage along with additional parking space for two cars, ensuring that parking is never a concern.

This semi-detached house is not only a comfortable family home but also a wonderful opportunity to enjoy a peaceful lifestyle in a friendly neighbourhood. With its combination of spacious living areas, private garden, and convenient amenities, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

Council Tax Band: C

EPC: Ordered

Asking Price £250,000



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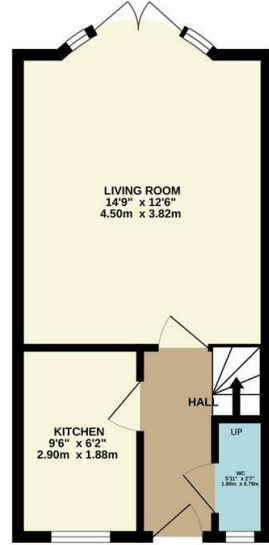


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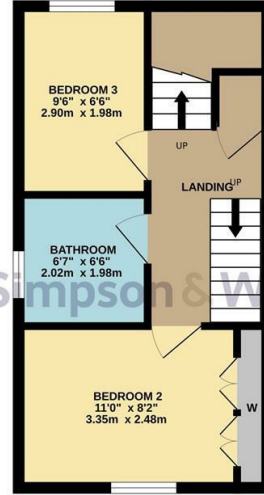


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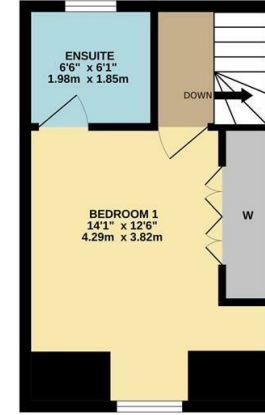
GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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) <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 |           |



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**.



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