



25 Francis Dickens Close  
Wollaston, NN29 7RH



**Simpson & Weekley**



Situated in the charming cul-de-sac of Wollaston, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious lounge diner, which features patio doors that open into a generously sized conservatory. This bright and airy space seamlessly connects to a large south-facing garden, providing a private retreat for relaxation and outdoor entertaining. The garden boasts a patio decked area and is laid to lawn, making it ideal for family gatherings or quiet evenings. Also a fully insulated purpose built wooden out building which is fitted with electrical hook up for added practicality.

The ground floor also includes a well-appointed kitchen equipped with integrated appliances, ensuring that meal preparation is both efficient and enjoyable. Additionally, a convenient downstairs shower room adds to the practicality of the home.

As you ascend to the first floor, you will find two double bedrooms and a single bedroom, with the second bedroom featuring a fitted wardrobe for added storage. The family bathroom is thoughtfully designed with a mobility shower, catering to a range of needs.

For those with vehicles, the property offers parking for approximately three cars on a gravelled driveway, along with a garage for extra storage or secure parking.

This home is ideally situated near local schools, making it a perfect choice for families. With its spacious layout, private garden, and convenient amenities, this property is a wonderful opportunity for anyone looking to settle in a friendly community.

Council Tax Band: C

EPC Rating: 86/B

Price £325,000



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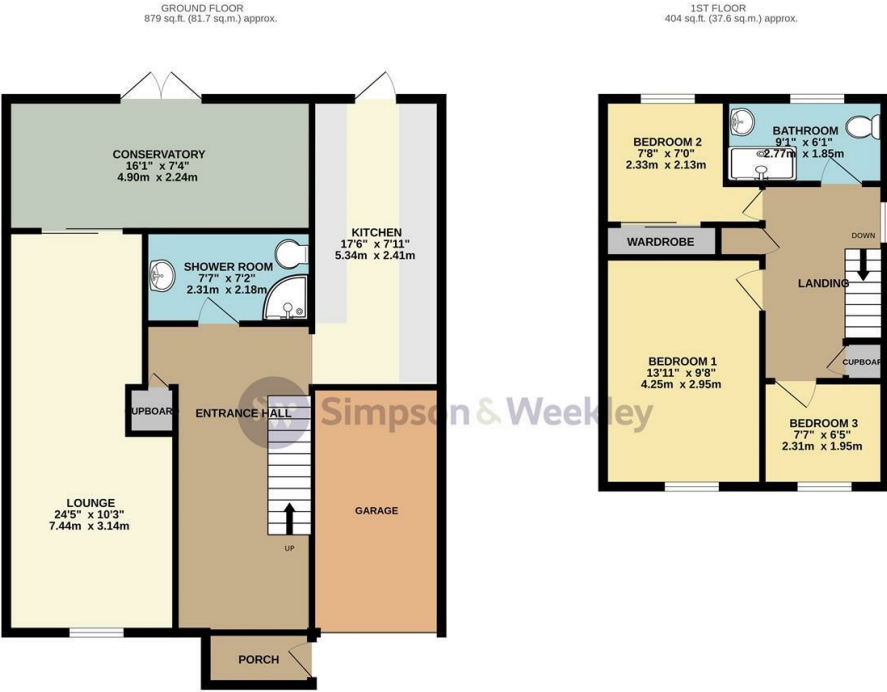
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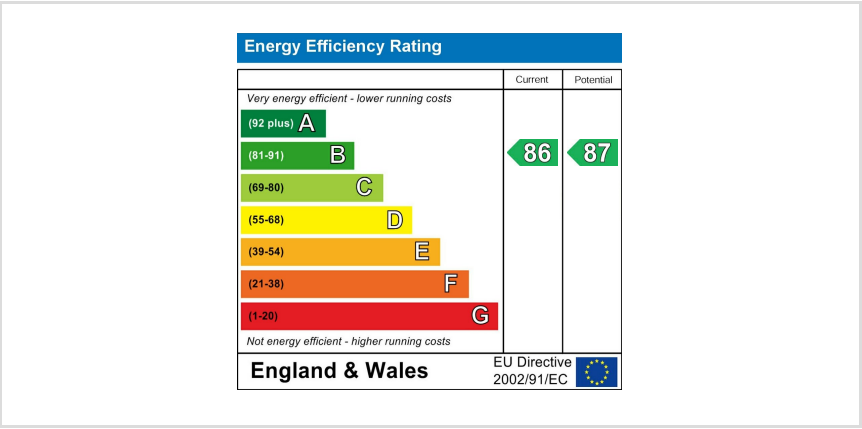
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TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

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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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

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33 Sheep Street, Wellingborough, Northants, NN8 1BS