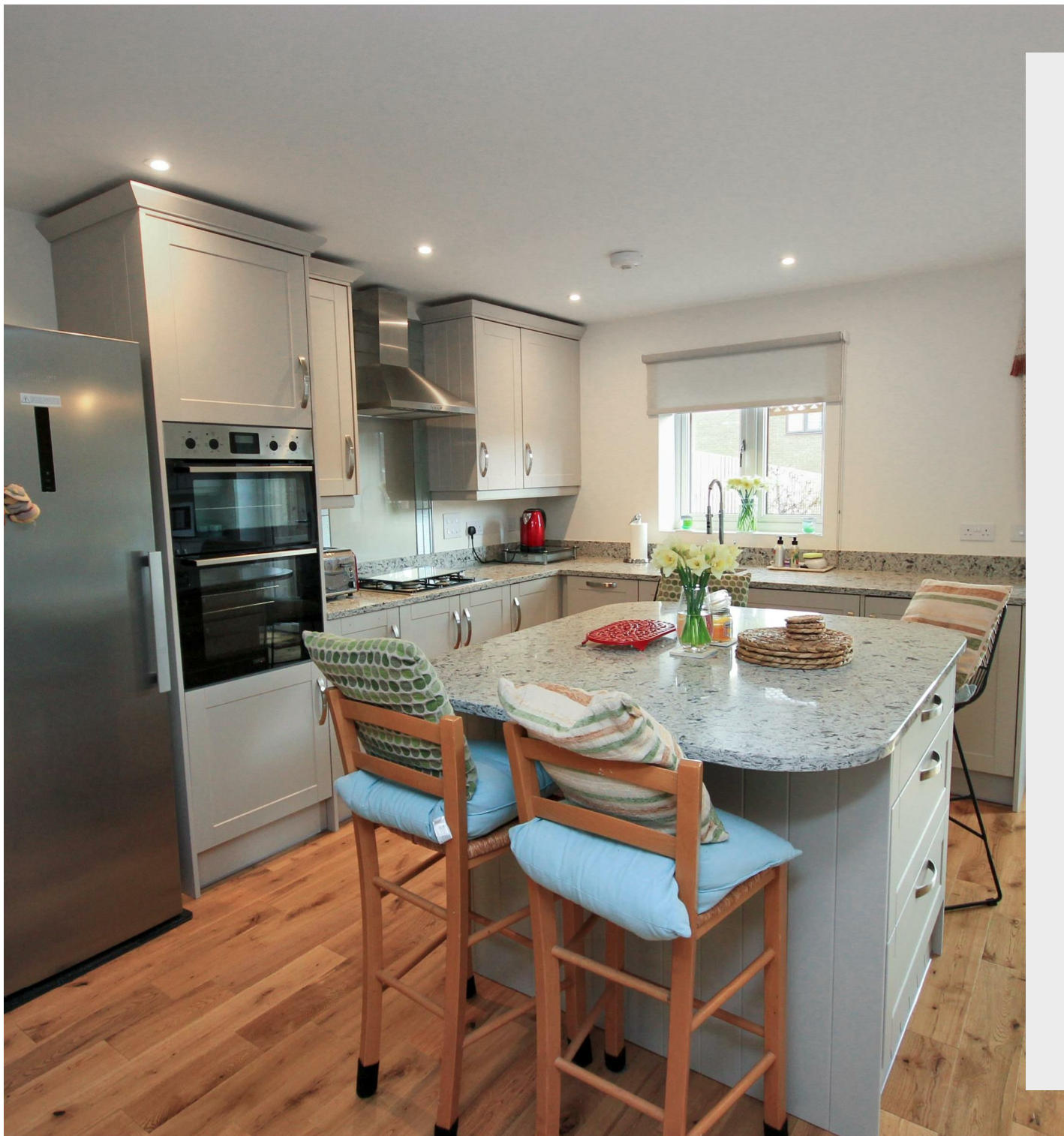




26 Cheyne Avenue
Wellingborough, NN8 6DH



Simpson & Weekley



The perfect opportunity! Simpson and Weekley Estate Agents are delighted to offer to the market this beautiful four bedroom, three bathroom town house on the popular and exciting new development on Niort Grove on Glenvale Park. Built by the popular Lagan Homes in 2022, this property really does have it all! The property boasts 4 bedrooms, 2 en-suites, family bathroom, downstairs cloakroom, countryside views, parking, double glazing throughout and gas radiator central heating. The property is surrounded by rolling countryside, easy transport access with being 10 only minutes away from Wellingborough Train Station, which provides a direct link to London St. Pancras (journey time approx. 55 minutes). Rushden Lakes Development is only 15 minutes away which is Northamptonshire's premier shopping destination, which has a wealth of independent and big brand stores, restaurants, and a cinema. The property would be perfect for young families, as there are numerous schools in Wellingborough, including the Ofsted 'Good' rated Redwell Primary School which is less than a mile away from the development. The property comprises spacious entrance hall, downstairs cloakroom, lounge area with bay fronted window, excellent sized kitchen/diner with a breakfast bar, lovely worktops and patio doors leading to the rear garden which offers lots of light into the room. To the first floor there is bedroom three with fitted wardrobe space, bedroom four to the front of the property and family bathroom with a three piece modern white suite. On the second floor there is bedroom two which has fitted wardrobes and en-suite, as well as the master bedroom with an en-suite also. To the rear, an enclosed garden which has a delightful patio area which would be ideal for entertaining friends and family in the summer months. To the front, lovely views of the development and allocated parking. Please call us on 01933 224953 to book your viewing today! Council tax band: D. EPC: B/86. 1291 Sq. ft approx.



4



4



2

Price £299,995



Property Measurements:

Lounge - 12ft11 excluding bay x 8ft3

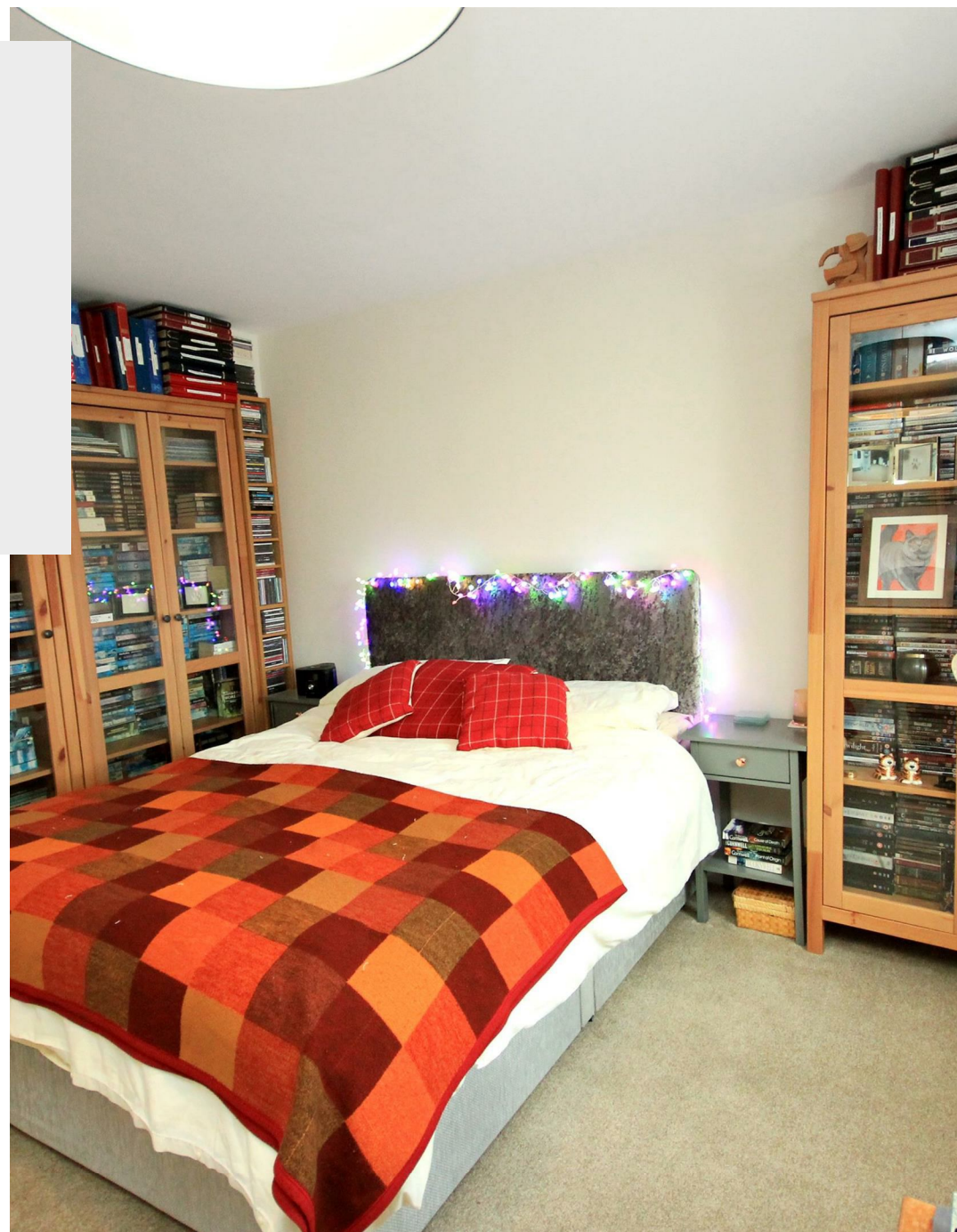
Kitchen/Dining Room - 12ft5 x 16ft3

Bedroom Three - 12ft9 x 16ft3

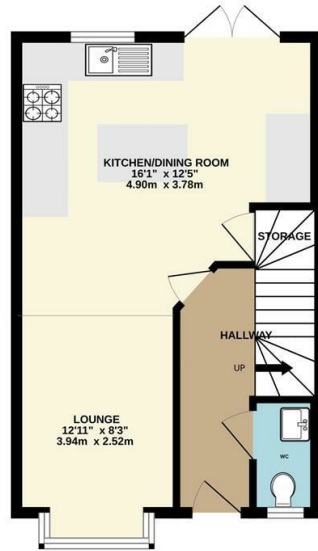
Bedroom Four - 13ft x 9ft3

Bedroom Two - 8ft3 x 16ft1

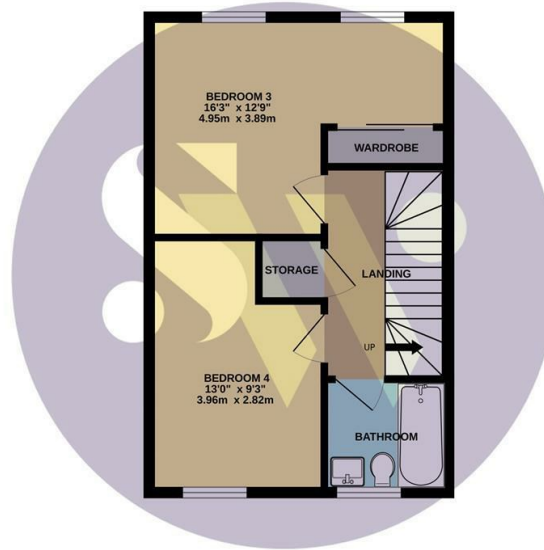
Bedroom One - 13ft x 9ft3



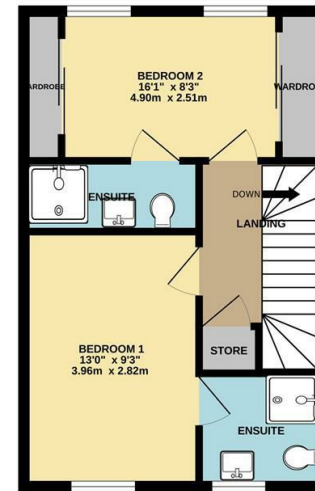
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		95
(81-91) B	86	
(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	



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01933 224953

wb@simpsonandweekley.co.uk

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33 Sheep Street, Wellingborough, Northants, NN8 1BS