



36 Evesham Close  
Wellingborough, NN8 2NT



**Simpson & Weekley**

Situated in the desirable area of Evesham Close, Wellingborough, this impressive four/five bedroom detached house offers a perfect blend of modern living and comfort. The property boasts several reception areas, ideal for both entertaining guests and enjoying family time. Also, this property has got no chain!

The heart of the home is undoubtedly the re fitted kitchen/diner, which comes complete with integrated appliances, making it a delightful, light and airy space for culinary enthusiasts. The garage has been thoughtfully converted and would ideally make a fifth bedroom, providing additional flexibility for growing families or guests. The property also features a newly fitted bathroom and a convenient downstairs W.C., enhancing its practicality.

Throughout the home, you will find luxury vinyl flooring and newly fitted carpets, adding a touch of elegance to each room. The master bedroom is a true retreat, featuring an ensuite bathroom and fitted wardrobes, ensuring ample storage space.

Outside, the beautifully landscaped gardens offer a serene escape, perfect for enjoying the outdoors. The property also includes parking for several vehicles, adding to its convenience.

This exceptional home is not just a place to live; it is a lifestyle choice, offering space, comfort, and modern amenities in a sought-after location. Whether you are looking for a family home or a place to entertain, this property is sure to impress.

Council Tax Band - E  
EPC - Ordered

Offers In Excess Of £440,000



5



2



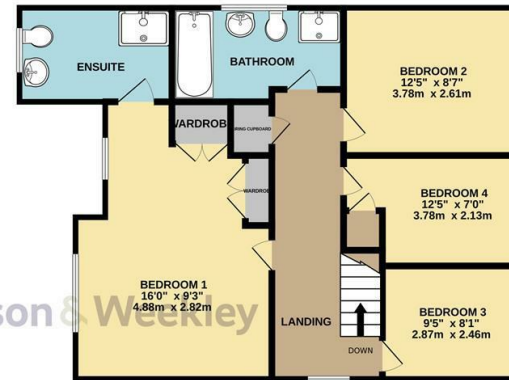
2



GROUND FLOOR



1ST FLOOR



Simpson & Weekley

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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