



Compton Glenvale Park, Niort Way  
Wellingborough, Northamptonshire NN8 6BB



**Simpson & Weekley**



\*Barratt Home\* "The Compton" on the desirable Glenvale Park development on Niort Way, Wellingborough, this impressive detached house offers a modern and spacious living experience across three thoughtfully designed floors. With four well-proportioned bedrooms, this property is perfect for families seeking both comfort and style.

Upon entering, you are greeted by a generous lounge that provides an inviting space for relaxation and entertainment. The ground floor also boasts a separate open-plan kitchen diner, which is ideal for family gatherings and social occasions. French doors lead seamlessly to the rear garden, allowing for an abundance of natural light and easy access to outdoor living. Additionally, a convenient downstairs WC enhances the practicality of this home.

The first floor is home to two spacious bedrooms, complemented by a family bathroom. The master bedroom benefits from an en-suite, providing a private sanctuary for the homeowners. Ascending to the second floor, you will find two further bedrooms and a shower room, offering flexibility for guests or growing families.

This property also features off-road parking, ensuring convenience for residents and visitors alike. With its modern design and ample living space, this home is a perfect blend of comfort and functionality, making it an excellent choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this stunning house your new home.

£405,000



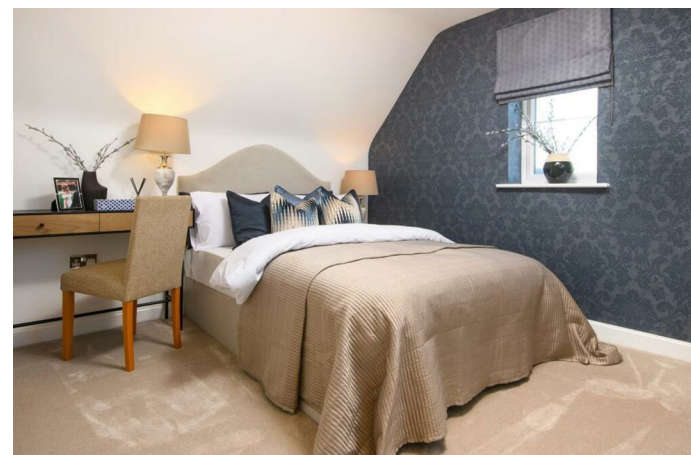
4



3



2



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TOTAL FLOOR AREA : 1443 sq.ft. (134.1 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 2002/91/EC	





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