



Wentworth Avenue  
Wellingborough, NN8 5PE



**Simpson & Weekley**



Located on the desirable Wentworth Avenue in Wellingborough, this charming four-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,141 square feet, the property is situated on a generous corner plot, providing ample outdoor space for relaxation and recreation.

Upon entering, you are greeted by a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. This room is perfect for both entertaining guests and enjoying quiet family evenings. The property boasts a separate dining room, allowing for versatile living arrangements to suit your lifestyle.

The well-appointed kitchen is complemented by a utility room, ensuring practicality for everyday tasks. A convenient downstairs cloakroom adds to the functionality of the home, making it ideal for families and guests alike.

The first floor features four generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing a private sanctuary for relaxation. The additional bathroom ensures that there is no shortage of facilities for family and visitors.

Outside, the property includes a garage, offering secure parking and additional storage options. The corner plot provides a lovely garden space, perfect for outdoor activities or simply enjoying the fresh air.

This delightful home on Wentworth Avenue is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it is an excellent opportunity for families seeking a comfortable and stylish living environment in Wellingborough.

Council Tax - Band D  
EPC - 65D

Asking Price £335,000



4



3



2

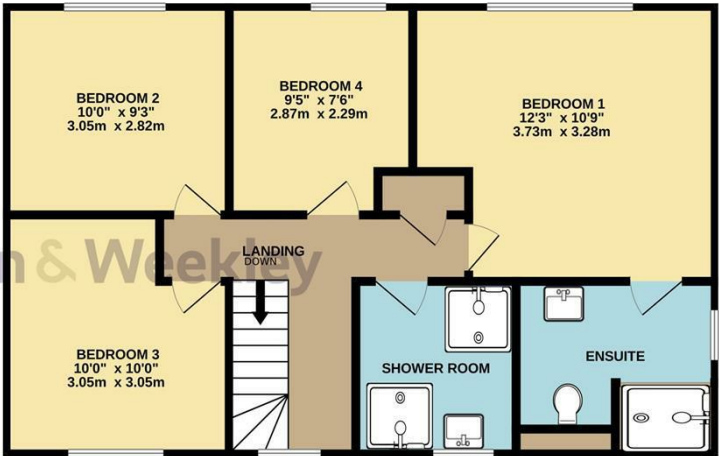


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GROUND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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>                          |         | <b>84</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | <b>65</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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |





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