



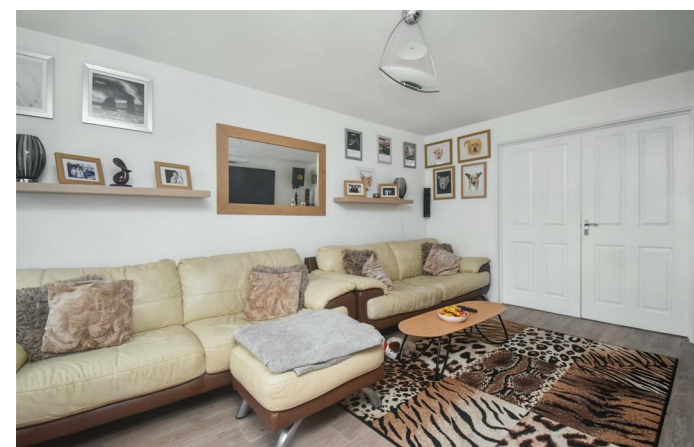
18 Yates Close
Weldon, NN17 3LS



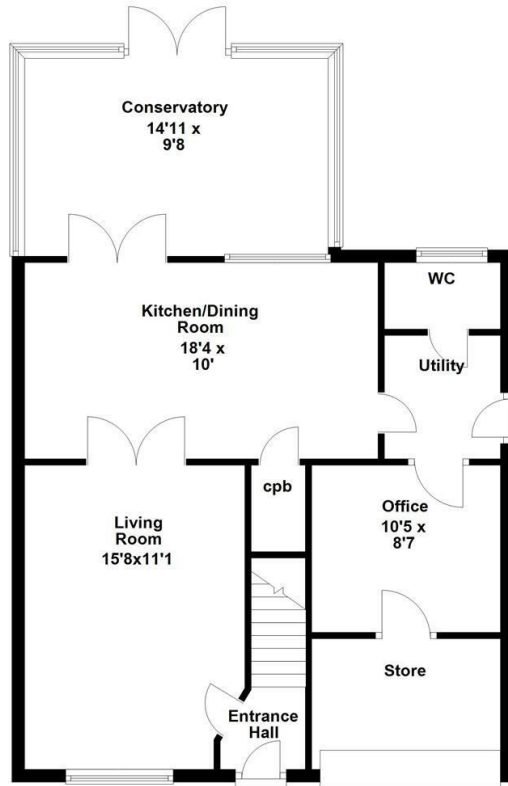
Simpson West are delighted to present this rarely available four bedroom detached family home, situated within the highly sought-after Weldon Park development. Nestled at the end of a quiet cul-de-sac, the property offers a peaceful setting within easy walking distance of local schools, shops, and everyday amenities. The accommodation includes an inviting entrance hall, a generous living room featuring double doors that open into a stylish open plan kitchen/dining area and double doors opening to the conservatory, with a large pantry, plus a separate utility room and a cloakroom/WC. Upstairs, there are four well-proportioned bedrooms, including a master with an en suite shower room, alongside a contemporary family bathroom. The enclosed rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space with a spacious patio, ideal for entertaining. The front garden is also low-maintenance and overlooks a pleasant green space, with a driveway providing ample off-road parking and access to a single integral garage fitted with an electric roller door, that has been partially converted to provide an office space and storage. Early viewing is strongly advised. Energy Rating: B. Council Tax Band: D. Service charges of £130 p/a approx. The property is currently leasehold but will be sold with the freehold.

£335,000

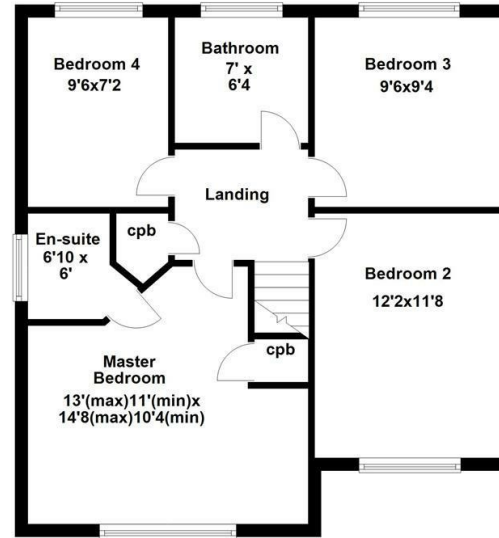
 4  2  1



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH