



4 Brookside

Wellingborough, NN29 7NJ



Simpson & Weekley

Located in the charming village of Bozeat, Wellingborough, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,035 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property features four generously sized bedrooms, including an extended first floor that creates a large second bedroom, ensuring ample room for everyone.

The integral garage not only provides secure parking for one vehicle but also offers additional space for parking more cars, a rare find in many homes. The good-sized rear garden is a wonderful outdoor space, ideal for children to play or for hosting summer gatherings with friends and family.

This semi-detached house in Brookside is not just a home; it is a lifestyle choice, offering a peaceful setting while being conveniently located near local amenities. With its spacious interiors and practical features, this property is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely house your new home.

Council Tax Band: C

EPC: 66/D

Offers In Excess Of £315,000



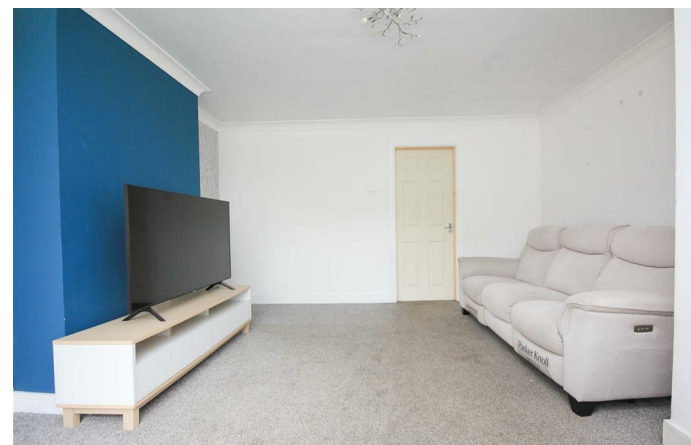
4



1



1



Simpson & Weekley

GROUND FLOOR

604 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR

533 sq.ft. (49.5 sq.m.) approx. **Weekley**



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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 misstatement. 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.
Made with Metreplan 62009



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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 and Weekley, 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
&Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS