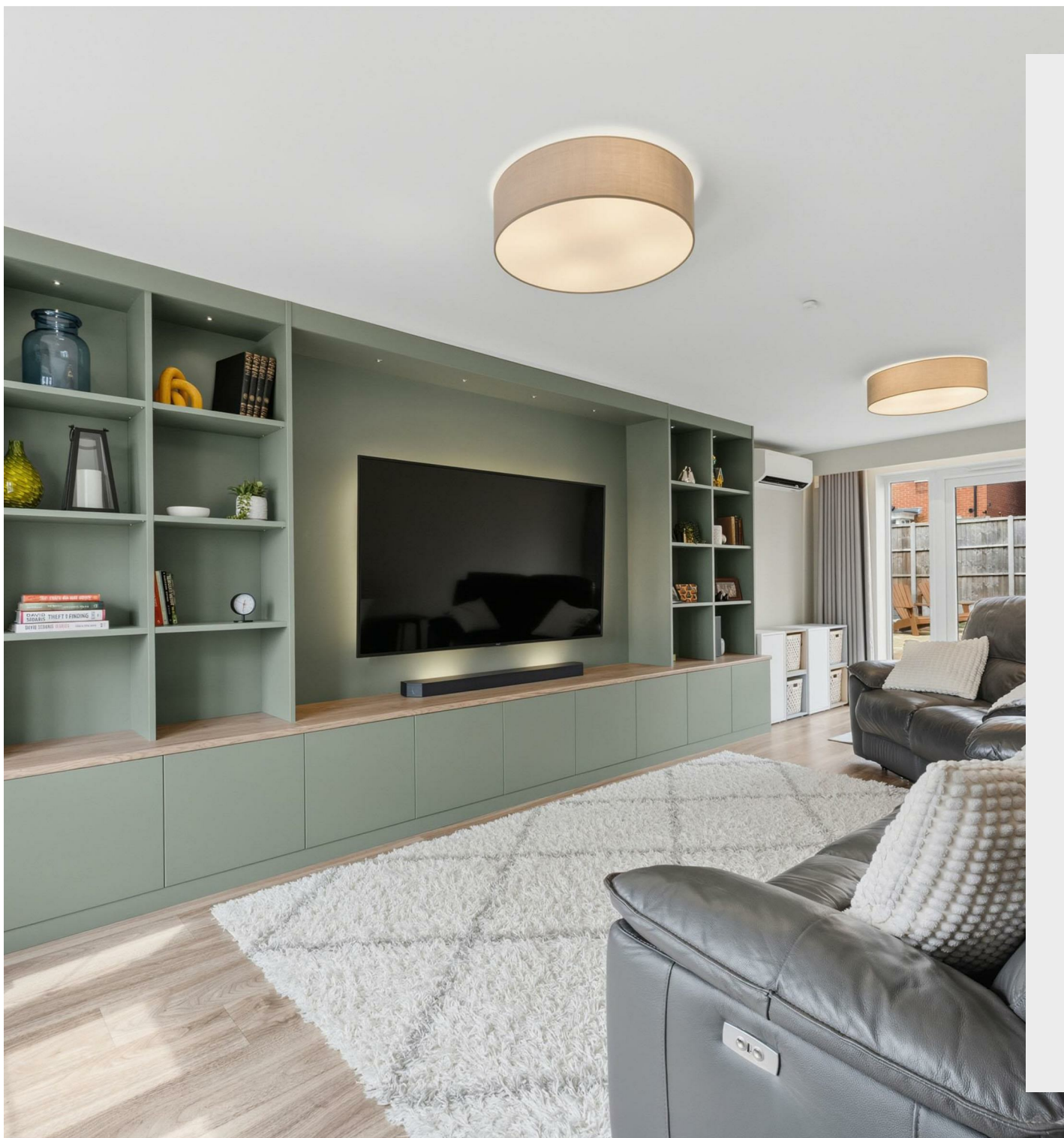




9 Juliet Rise
Wellingborough, NN8 3AY



Simpson & Weekley



An impressive, three storey, executive detached residence set on the sought after Wendel View development and boasting accommodation spanning 1,830 square feet that has been professionally decorated with LTV flooring throughout.

This well positioned family home boasts five double bedrooms, four bath/shower rooms in addition to the ground floor cloakroom, two separate reception rooms including a 24'2 living room that reaches from the front to the rear of the house and a light and airy open plan kitchen/breakfast room.

Designed with modern comfort and entertaining in mind, the property features high speed internet, Nest thermostats creating a sophisticated and comfortable environment all year round. The beautifully appointed lounge includes a bespoke fitted media wall, perfect for relaxing and entertaining fitted Sharpes bookcase and motorised smart curtains to the rear.

At the heart of the home is the high-specification kitchen, along with fitted appliances, elegant quartz worktops and complemented by a three-stage filtered-water tap and integrated wine cooler combining style, functionality and convenience.

The double width paved driveway with EV Car charger provides off road parking and access to the double garage which is currently split in two with one half converted into a garden office, complete with underfloor heating, air conditioning, cabinets with quartz worktops, high speed internet wiring and French Doors to the garden, offering a versatile space that can be used for work or leisure.

With generous accommodation across three floors and a superb collection of premium features and offered For Sale with No Onward Chain, this exceptional home which overlooks a large green space and is perfectly suited to modern family life.

Council Tax Band: F

EPC: 85/B

Service Charge: £82.02 per 6 months



5



4



3

Asking Price £490,000



Executive Five Bedroom Detached Family Home

High Spec Kitchen with Fitted appliances, Quartz worktops, Water Filter, Wine Cooler

Fitted Bookcase with Integrated Lighting in Lounge

Garden Office with Heated Flooring, Air Conditioning & High Speed Internet Connection

LVT Flooring and Professionally Decorated Throughout

EV Charger & Off Road Paved Driveway

Open Plan Kitchen/Breakfast Room

Double Garage (Half currently converted into Home Office)

Located on Popular Modern Development Overlooking Green Open Space

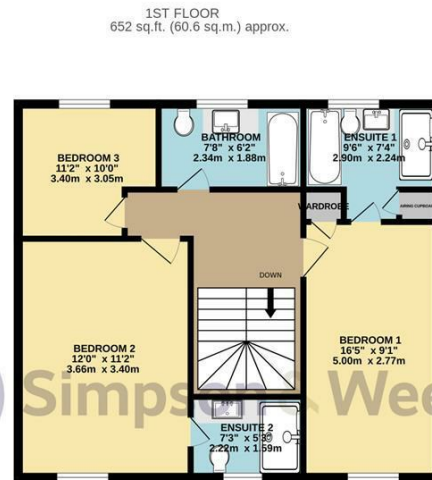
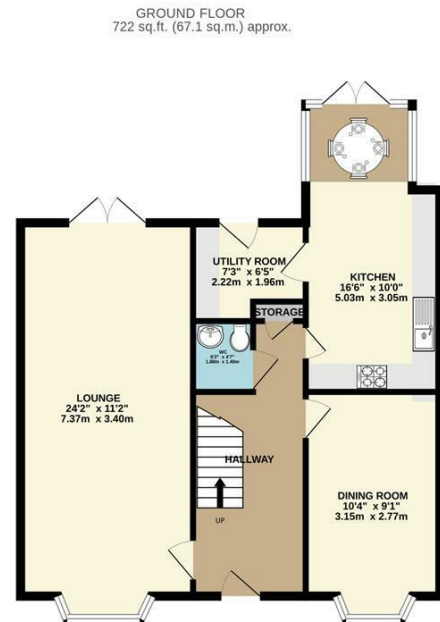
Easy Access to A45

Direct Trains to London St Pancras in under 50 minute Journey from Station

No Onward Chain



Simpson & Weekley



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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) A		93
(81-91) B	85	
(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	



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01933 224953

wb@simpsonandweekley.co.uk

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33 Sheep Street, Wellingborough, Northants, NN8 1BS