



6 Westfield Road
Wellingborough, NN8 3JT



Simpson & Weekley



The Cottage – Beautifully Renovated Victorian Family Home

Originally known as "Studland House", this charming Victorian property has been sensitively renovated and extended, combining period character with modern family living.

Overlooking Bassett's Close park and playing field, this spacious home offers four double bedrooms, a converted loft room, two bath/shower rooms, an impressive open-plan kitchen/dining/family room, reception hall and separate snug.

Improvements include a new roof, replacement gable-end walls, upgraded windows, complete rewire, modern central heating, ground-floor underfloor heating controlled via Hive and CAT6 cabling. Original features include exposed stone walls, fireplaces and quarry-tiled floors.

Ground Floor

The bright open-plan living space features large Rehau windows and French doors opening onto the garden. The stylish Howdens shaker kitchen includes quality cabinetry, under-cabinet lighting, composite sink and Leisure range cooker. A characterful reception hall, cosy snug and WC/utility room complete the ground floor.

First Floor

Four generous double bedrooms include a principal bedroom with dual-aspect windows and en suite and a contemporary family bathroom.

The established rear garden features mature planting, fruit trees, a sandstone patio, landscaped seating areas and timber shed. A block-paved driveway provides parking for several vehicles, alongside a detached garage with power and lighting. External EV cabling is available but not connected to the garage.

Location

Within walking distance of the town centre, with excellent road links via the A509, A14, A45 and M1. Wellingborough station offers direct services to London.

An exceptional character home offering space, versatility and modern comfort. NO FORWARD CHAIN.

Council Tax: Band E | EPC: C (77)



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Asking Price £499,950



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Ground Floor

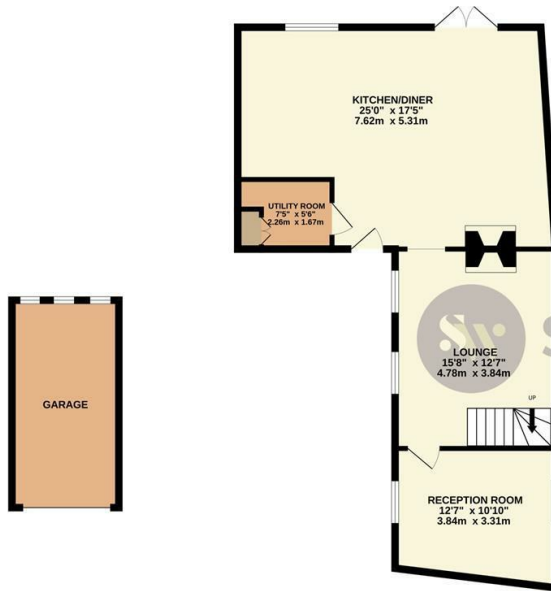
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GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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		
(81-91) B		
(69-80) C	77	82
(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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