



53 Cydonia Way  
Wellingborough, NN8 1FW



**Simpson & Weekley**

Situated on the highly regarded Stanton Cross development, close to Wellingborough Train Station is this five bedroom, detached executive family home. Nestled away in a cul-de-sac setting, the house is one of the largest two storey designs built by the builder on this development and comes with parking for several cars leading to a detached double garage and an attractive outlook to the front.

A spacious entrance hall provides a grand first impression with doors leading to a living room, separate dining room, cloakroom, office, utility room and open plan kitchen/family room with breakfast bar and bi-fold doors leading to the garden. The first floor has five bedrooms with en-suite shower rooms to three of them and a family bathroom.

Externally there is a driveway providing off road parking and access to a double garage, further parking in front of the house and an enclosed rear garden mainly laid to lawn with the recent addition of a timber built summer house.

The property is ideally located for anyone looking for a family home close to greens and parkland and walking distance from the railway station where a direct train can see you in London St Pancras well within an hours journey.

Council Tax Band: F

EPC: 86 / B

Price £575,000



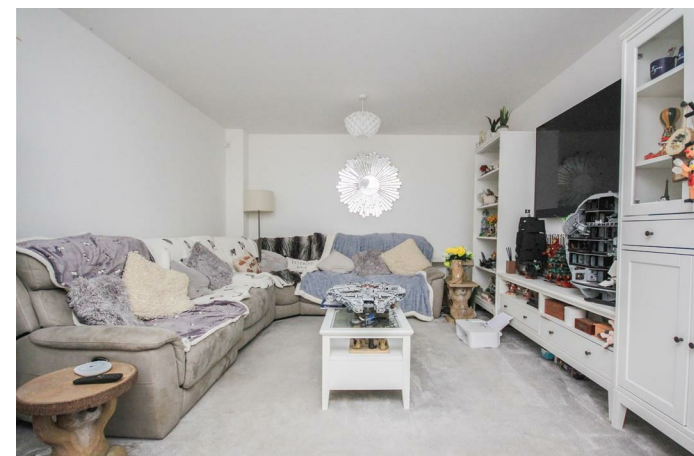
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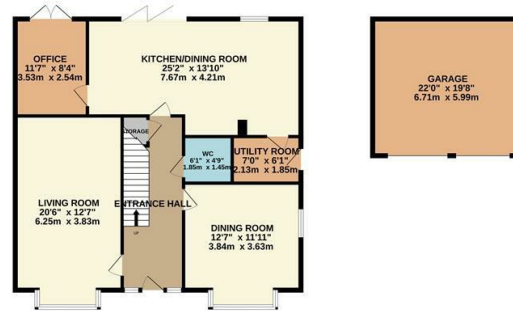
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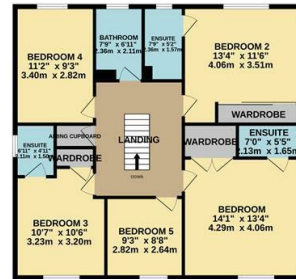
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GROUND FLOOR  
1379 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 2444 sq.ft. (227.1 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.  
 Made with Metropac (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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