# 1 Mandarin Close

Wellingborough, NN8 1GZ

Simpson & Weekley

Welcome to this impressive "Bovis Home" on a private road on Mandarin Close, Wellingborough, this stylish detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,070 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a generous living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The good-sized kitchen/diner is a highlight of the home, offering ample space for family meals and gatherings. Additionally, a separate utility room adds to the convenience, ensuring that household chores are easily managed.

The master bedroom boasts an ensuite bathroom, providing a private retreat for the homeowners. Two further bedrooms offer flexibility for family, guests, or even a home office. The property is completed by a well-appointed bathroom, ensuring that morning routines run smoothly.

Outside, the enclosed rear garden presents a lovely outdoor space for children to play or for hosting summer barbecues. With parking available for two vehicles, this home caters to the needs of modern living.

In summary, this delightful detached house on Mandarin Close has beautiful views to the front and is a wonderful opportunity for those seeking a spacious and well-equipped family home in Wellingborough. With its thoughtful layout and convenient features, it is sure to appeal to a wide range of buyers.

Council Tax Band: B
EPC: 84/B

## Asking Price £350,000

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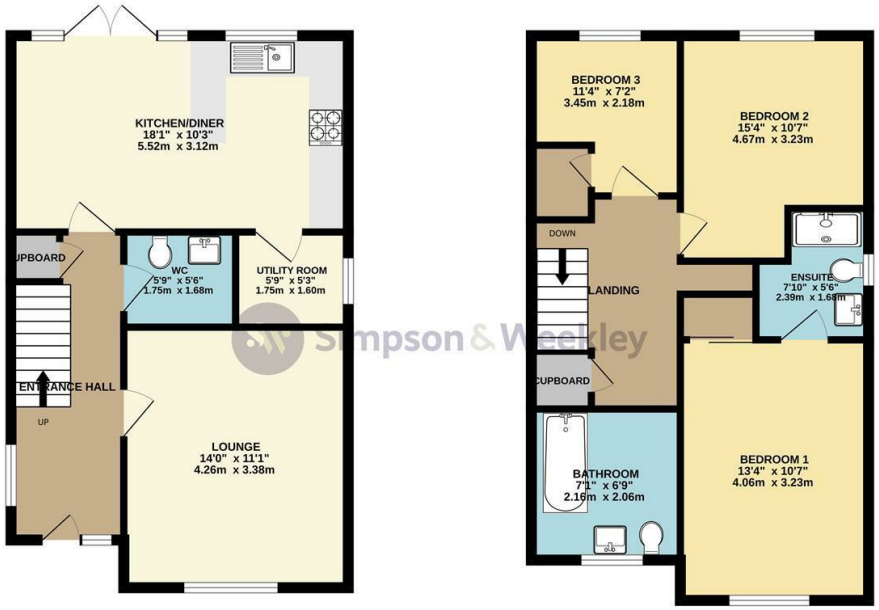
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.

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TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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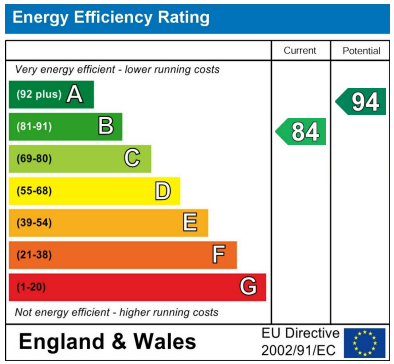

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