

# 14 Chippenham Close

Wellingborough, NN8 2PX

Simpson & Weekley

Offered to the market with no upward chain and situated on a popular development on the outskirts of Wellingborough is this ex-show home, a three bedroom detached family home that offers a perfect blend of modern living and comfort. Built in 2014, the property spans an impressive 1,001 square feet, providing ample space for use as a family home.

Upon entering, the entrance hall has stairs to the first floor and doors to a cloakroom, kitchen/dining room and spacious lounge with fitted log burner and dual aspect windows. The open plan kitchen/dining area is a true highlight with a door to the utility room and featuring patio doors that lead directly to the enclosed garden, creating a seamless connection between indoor and outdoor living. This space is ideal for entertaining guests or enjoying family meals.

The master bedroom comes complete with fitted wardrobes and an ensuite bathroom, ensuring privacy and convenience. Two additional bedrooms offer flexibility for family, guests, or a home office.

Externally there is a small front garden and access to the garage which comes with a long drive providing parking for a minimum of three cars. The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues.

This property is not just a house; it is a place to create lasting memories. With its contemporary design and thoughtful layout, it is an excellent opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely home your own.

Council Tax Band: D
EPC: 77/C
Service Charge: £106.36 PA

## Asking Price £335,000

3 2 2



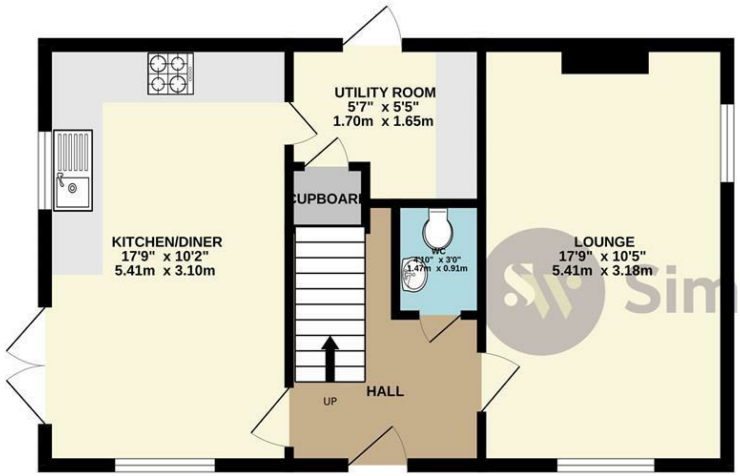




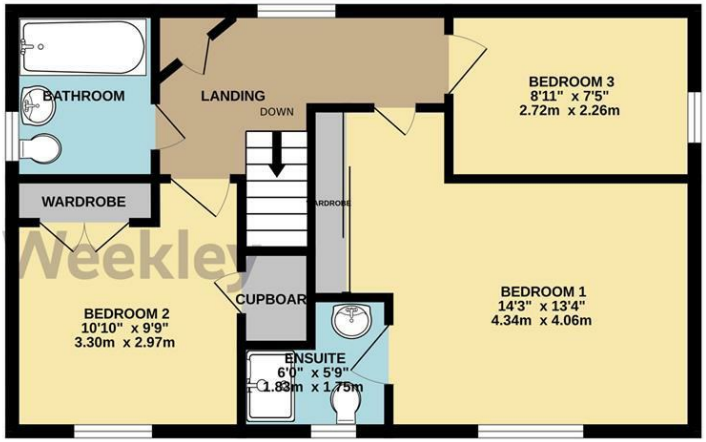




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.




1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.

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TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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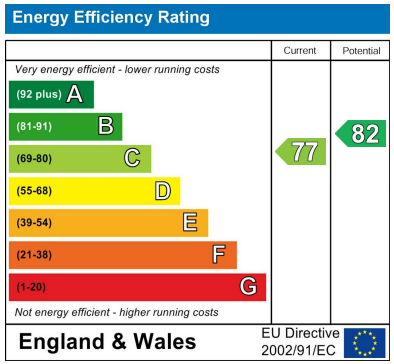




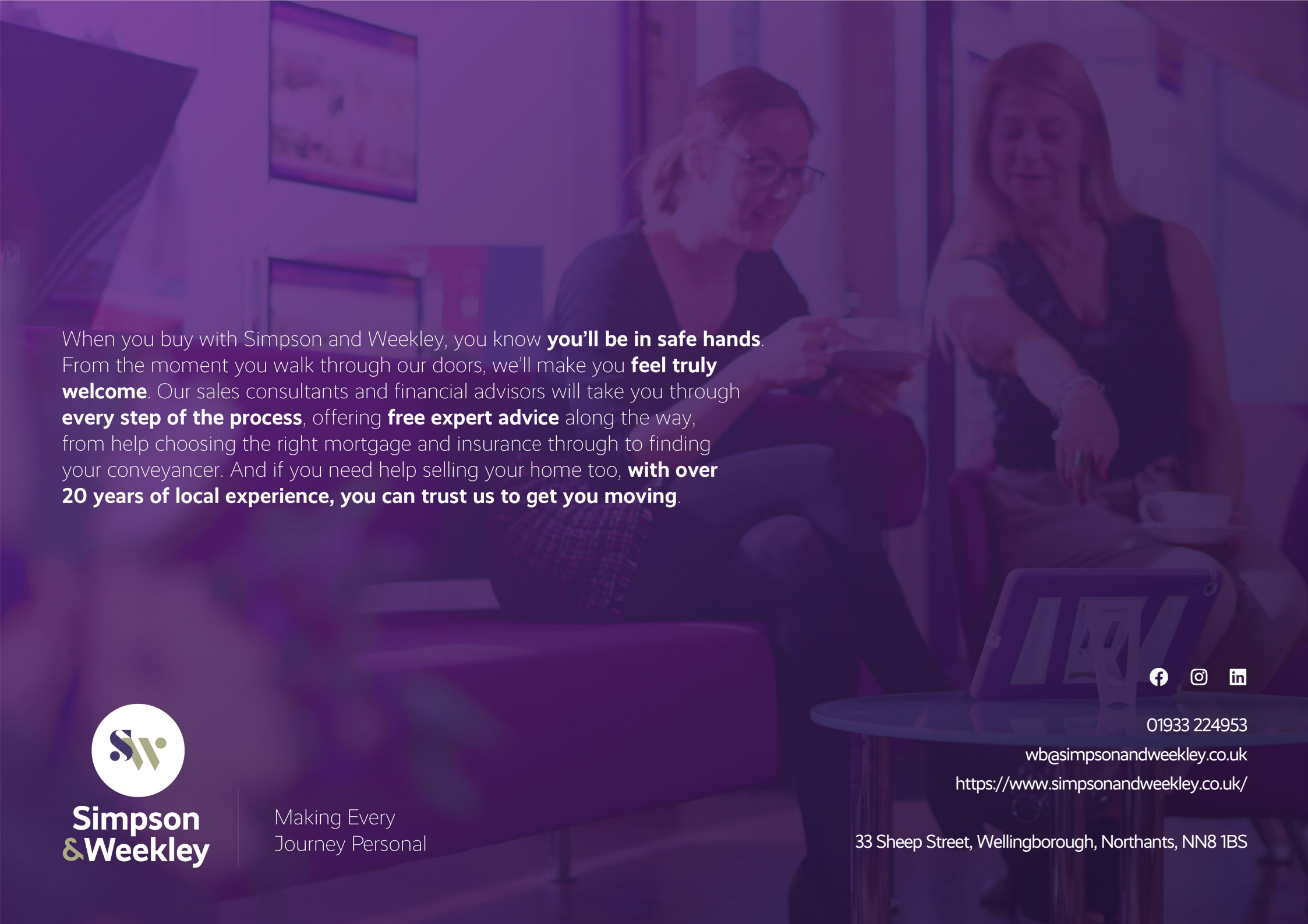

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