



24 Balmoral Close
Wellingborough, NN8 2EG



Simpson & Weekley

Nestled in the desirable Balmoral Close in Wellingborough, this spacious four-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,033 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home features a well-appointed kitchen with doors through a separate dining room, creating a warm and inviting atmosphere. The master bedroom is a true retreat, complete with an en-suite shower, ensuring privacy and comfort. Three additional bedrooms provide ample space for family, guests, or even a home office.

The property is complemented by a further well-maintained bathroom, catering to the needs of a busy household. Outside, the enclosed rear garden and patio offer a delightful space for outdoor gatherings, gardening, or simply enjoying the fresh air.

For those with vehicles, the property includes a garage and off-road parking, providing convenience and security. Its prime location ensures easy access to road links and local amenities, making it an ideal choice for families and professionals alike.

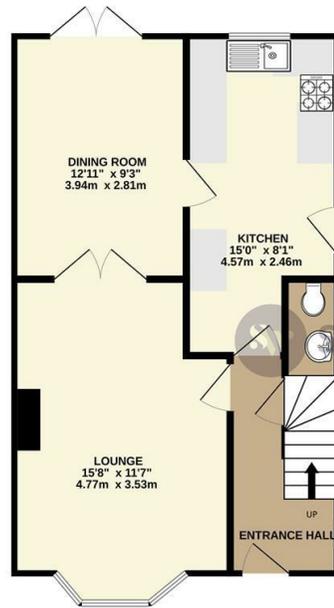
This delightful home presents an excellent opportunity for anyone seeking a spacious and well-located property in Wellingborough. Don't miss the chance to make this house your new home.

Council Tax Band D
EPC - C

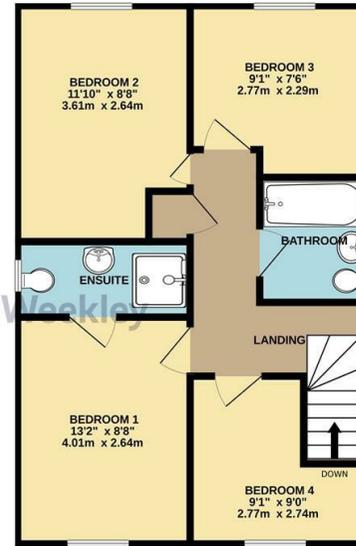
Offers Over £315,000



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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		
(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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