

11 Brampton Close
Wellingborough
NN8 5XG

£440,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Welcome to this stunning, completely refurbished four-bedroom detached family home, nestled in the desirable Gleneagles development of Wellingborough. This property is perfectly positioned on a corner plot, offering ample outdoor space and a wealth of potential for future enhancements.

As you enter, you will be greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, which provides a modern and inviting space for family gatherings and culinary adventures. The kitchen is designed with contemporary finishes, ensuring both style and functionality.

This impressive residence boasts four well-proportioned bedrooms, providing plenty of room for family and guests. With a family bathroom and en-suite to principle bedroom, morning routines will be a breeze, ensuring comfort and

convenience for all.

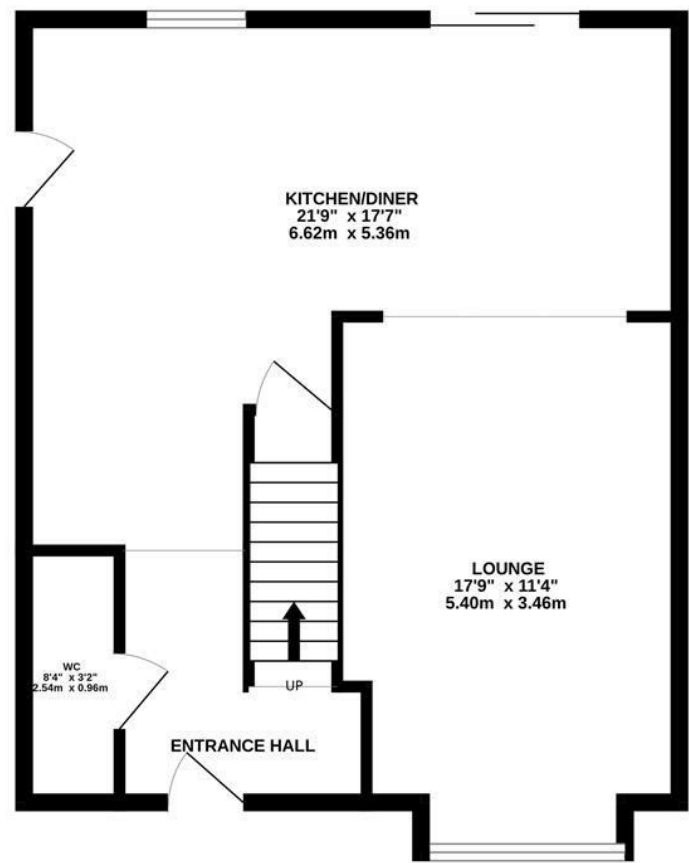
The property is surrounded by beautifully maintained gardens to the front, rear, and side, offering a perfect setting for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking and a double garage provide ample space for vehicles and storage.

Situated within close proximity to local schools, shops, and essential amenities, this home is ideal for families seeking a vibrant community atmosphere. With its modern features and prime location, this property presents an exceptional opportunity for those looking to settle in a welcoming neighbourhood. Don't miss your chance to make this beautiful house your new home.

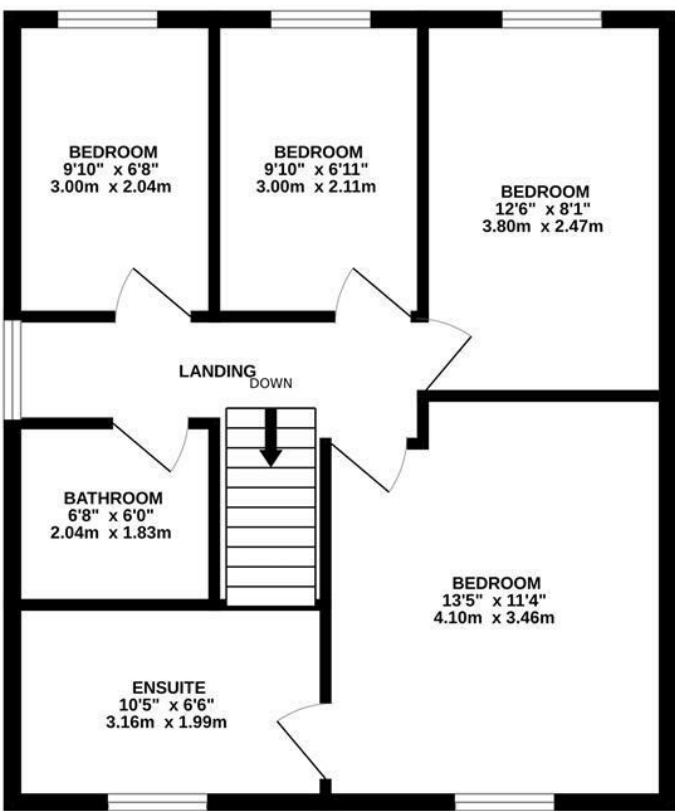
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Floor Plan

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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AT A GLANCE...



Lounge



Open Kitchen/Diner & Utility Area



Four Bedrooms



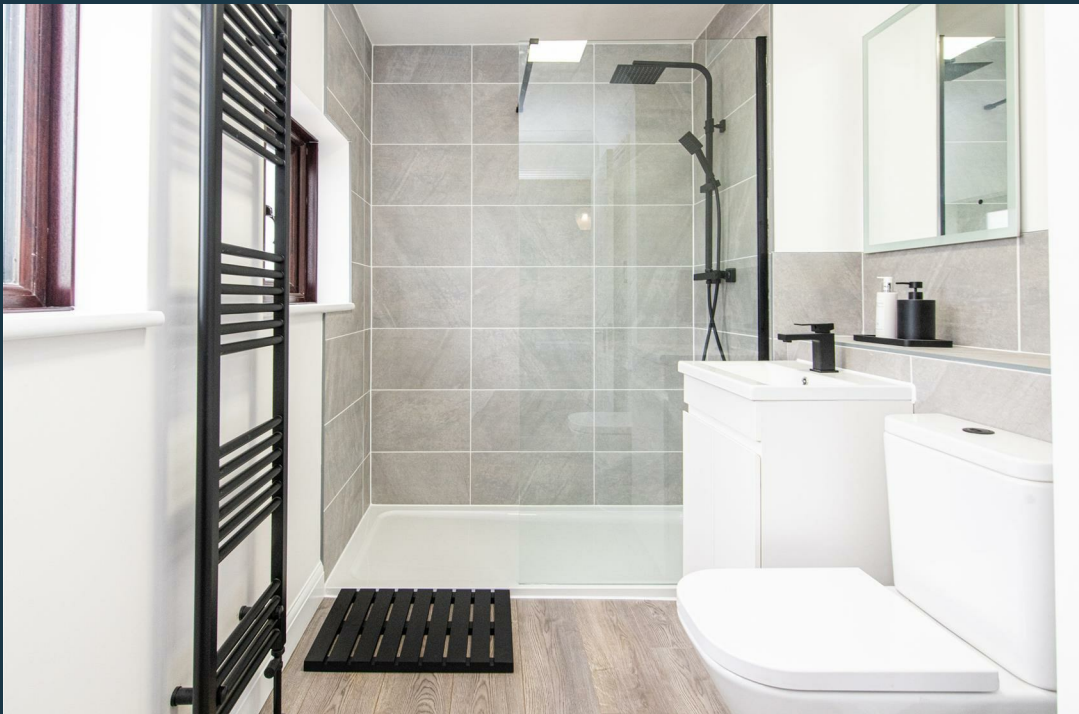
Cloakroom, Family Bathroom & En-suite



Front, Rear & Side Gardens



Double Garage & Off Road Parking





SELLER'S SECRET

We have modernised this property throughout and tried to keep it very neutral so it's a blank canvass for any purchaser. We feel it's as good if not better than a new build considering there are no management estate charges.



Why we like it....

This property certainly offers the wow factor having been fully refurbished by the current owners. Situated on a corner plot, this property offer the scope for further enhancement but is already a great family home.

To buy or not to buy....

OSCAR JAMES

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