

The Hedges, Rushden NN10 6DJ



welcome to

The Hedges, Rushden

This Family Four Bedroom home has parking for several cars. On the ground floor is an entrance hall, large lounge/diner, kitchen, large bedroom and wet room. To the first floor are a further two double bedrooms, single bedroom and family bathroom.













Entrance Hall

Entered via composite door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Lounge / Diner

24' 2" x 12' 5" ($7.37m \times 3.78m$) Double glazed windows to the front and rear aspect, fire place with gas fire and two radiators.

Kitchen

20' 7" x 7' 10" (6.27m x 2.39m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash backs, cooker hood, radiator, central heating boiler, double glazed door to the side aspect and door to the forth bedroom.

Bedroom Four

13' 5" x 12' ($4.09m \times 3.66m$) Double glazed window to the side aspect, radiator and door to the wetroom.

Wetroom

11' 2" x 7' 11" (3.40m x 2.41m) Double glazed obscure window to the side aspect, WC, wash hand basin, extractor fan, shower, full tiling and radiator.

First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

11' 1" x 10' 7" ($3.38m\ x\ 3.23m$) Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Two

10' 9" x 10' 7" ($3.28m\ x\ 3.23m$) Double glazed window to the rear aspect, built in wardrobe and radiator.

Bedroom Three

9' 11" x 7' 3" (3.02m x 2.21m) Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, part tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Mainly laid to lawn, patio providing a seating area, large shed with power and light connected, pond with fish, wheelchair lift and side access.





welcome to

The Hedges, Rushden

- FOUR BEDROOMS
- MID TERRACE
- NO CHAIN
- WETROOM
- EXTENDED

Tenure: Freehold EPC Rating: C

offers over

£240,000





view this property online williamhbrown.co.uk/Property/RSD109274



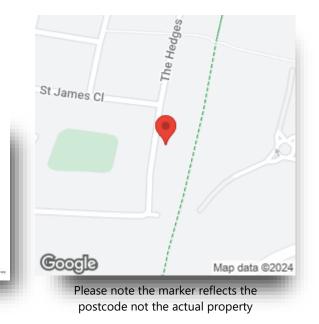
Property Ref:

RSD109274 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

First Floor



william h brown



R

01933 410717

rushden@williamhbrown.co.uk

52 High Street, RUSHDEN, Northamptonshire, NN10 0PJ



williamhbrown.co.uk