









welcome to

Hensman Close, RUSHDEN

This Four bedroom Detached home comprises: ground floor; entrance hall, cloakroom, study, lounge, dining room, kitchen and utility. First floor; Four bedrooms, en suite and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and shed.













Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the front aspect, stairs rising to the first floor landing, storage cupboard, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

Study

10' 1" x 6' 5" (3.07m x 1.96m)

Double glazed window to the front aspect and radiator.

Lounge

14' 9" x 12' 11" (4.50m x 3.94m)

Double glazed French doors to the rear aspect and radiator.

Dining Room

10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window to the front aspect and radiator.

Kitchen

10' 10" x 10' 2" (3.30m x 3.10m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric double oven and gas hob with cooker hood over, integrated dishwasher and fridge/freezer, double glazed window to the rear aspect, kick board heating and door to the utility.

Utility Room

7' 5" x 7' 3" (2.26m x 2.21m)

A range of wall and base units with work surfaces over, a stainless steel sink and drainer, splash backs, plumbing for washing machine, radiator and double glazed door to the rear aspect.

First Floor Landing

Double glazed window to the rear aspect, stairs rising from the entrance hall, airing cupboard, doors to the bedrooms and bathroom.

Bedroom One

13' 4" x 11' (4.06m x 3.35m)

Double glazed window to the front aspect, radiator and door to en suite.

En Suite

WC, wash hand basin, double shower cubicle, extractor fan, shaver point, part tiling, radiator and two built in wardrobes.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window to the front aspect, access to loft space and radiator.

Bedroom Four

7' 11" \times 13' 2" max into recess (2.41m \times 4.01m max into recess)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, bath with shower over, extractor fan, shaver point, part tiling and radiator.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Laid to lawn, patio providing a seating area, outside water tap and shed.

Garage

Accessed via up and over door from the driveway, power and lighting connected.





welcome to

Hensman Close, RUSHDEN

- **DETACHED HOME**
- **FOUR BEDROOMS**
- SEPARATE STUDY AND DINING ROOM
- OFF ROAD PARKING
- GARAGE

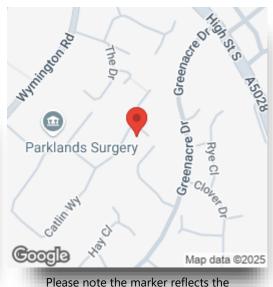
Tenure: Freehold EPC Rating: B

£440,000









postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: RSD109566 - 0003 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.



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire, NN10 OPJ



williamhbrown.co.uk

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.