



7 Belvoir Close
Rushden, NN10 0NL



Simpson & Weekley

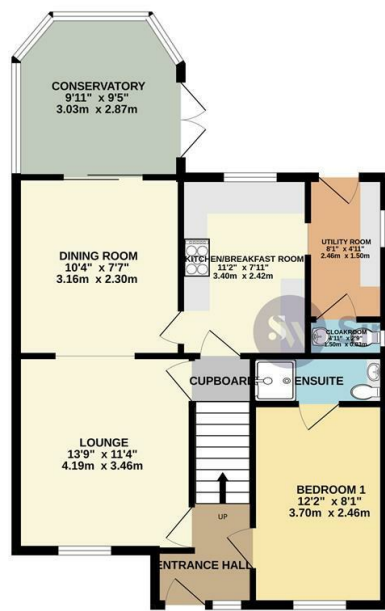
Situated in a cul-de-sac set on the popular 'Barington Road' estate towards the south side of Rushden is this well maintained, detached, five bedroom family home. The internal living space has been extended via a garage conversion to now offer an additional double bedroom with en-suite shower room, the addition of a conservatory and the property has been recently improved with a striking refitted kitchen and utility room and refitted family shower room. The accommodation in brief comprises entrance hall, lounge open plan to dining room, conservatory, kitchen, utility room and cloakroom to the ground floor. To the first floor there are four further bedrooms and a refitted family shower room. Externally there is a front garden and a driveway providing off road parking whilst the rear garden has been landscaped to now offer a low maintenance rear garden. A fantastic family home that also offers the ability for ground floor living should the buyer need it with the converted garage. Located on this sought after development, there are greens virtually on your doorstep with shops, parks and schools all within walking distance. The A6 is also just a couple of streets away providing easy access to Bedford where a direct train from the railway station can get you into St Pancras in under a 40 minutes journey. EPC Rating C, Council Tax Band D

£345,000

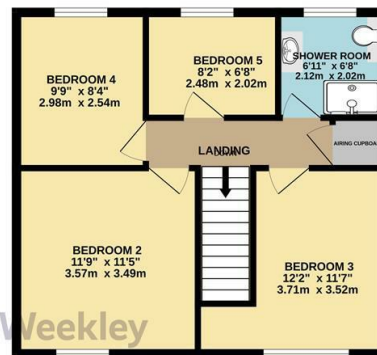
 5  3  3



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every effort 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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