



55 Tyne Way

Rushden, Northamptonshire NN10 0GY



Simpson & Weekley

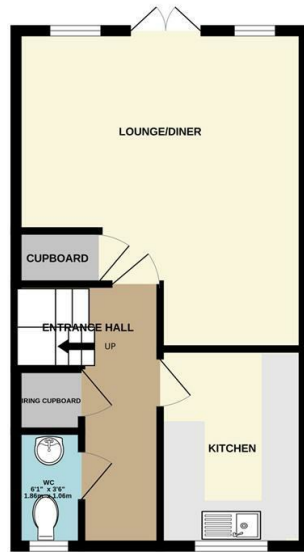
"A master bedroom suite with size in abundance". Situated on a modern development is this four bedroom, three storey detached family home. Now looking to downsize to a smaller home, the owners are reluctantly looking to sell the home they have loved and cared for since buying brand new. The property benefits from off road parking and a garage that has been plastered and decorated with flooring fitted, comes with an enclosed garden and boasts an impressive master bedroom suite consisting of a sleeping area, dressing area, space for a work station and an en-suite. The accommodation in brief comprises entrance hall, cloakroom, kitchen and lounge/diner to the ground floor. To the first floor the landing provide access to three well proportioned bedrooms, a family bathroom and stairs to the second floor master suite. Externally there is a small frontage, driveway to the side of the property leading to the garage which has been converted to be used a multi purpose space with power and lighting and an enclosed South facing rear garden with timber shed and summer house . The property also benefits from solar panels and is ideally located for anyone looking to easily access the A6 or A45, is within walking distance to shops and schools and several pocket parks are situated on the development. (Please note garden pictures are taken several years ago and just to be used as a guide). EPC Rating A, Council Tax Band D



Offers In Excess Of £315,000



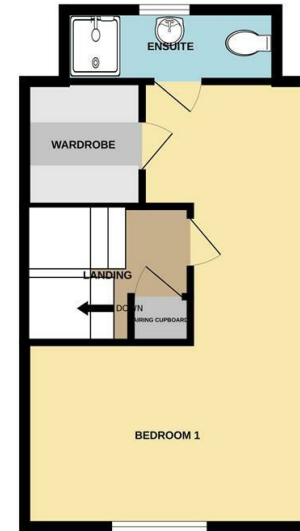
GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	92	92
(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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