



5 Tintagel Close
Rushden, NN10 0QN



Simpson & Weekley

DETACHED EXECUTIVE HOME Simpson and Weekley are delighted to offer to the market this wonderful extended four bedroom detached family home. Ideally located on a peaceful cul-de-sac on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property has been greatly improved by the current owners and boasts ample living accommodation set over two floors, comprising in brief; entrance hallway, double aspect lounge, brand new kitchen dining room, utility room, offices, study and a converted double garage that is currently being used as a spacious family room with fitted bar. The first floor boasts a large master bedroom with en-suite shower room, three further bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large private rear garden, a front garden and off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band E



Offers In Excess Of £500,000



4



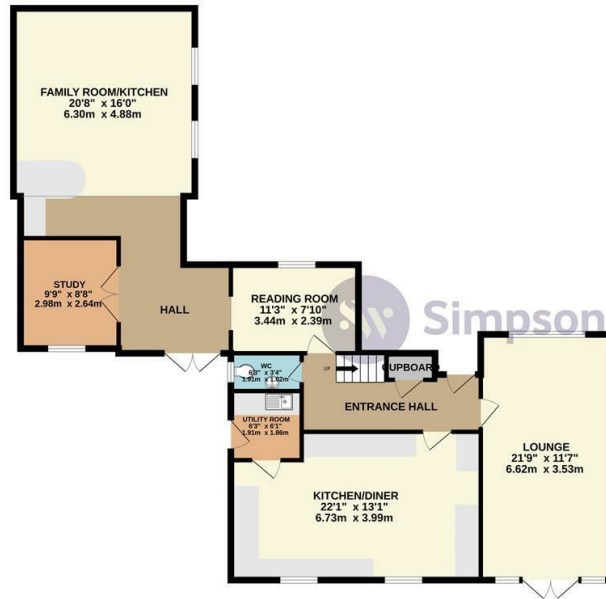
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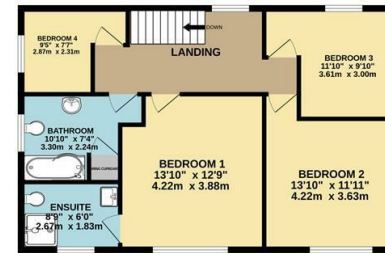
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GROUND FLOOR
1270 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 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.
Made with Metropix 6/2024



Energy Efficiency Rating

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



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