



46 Sunningdale Drive  
Rushden, Northamptonshire NN10 0YJ

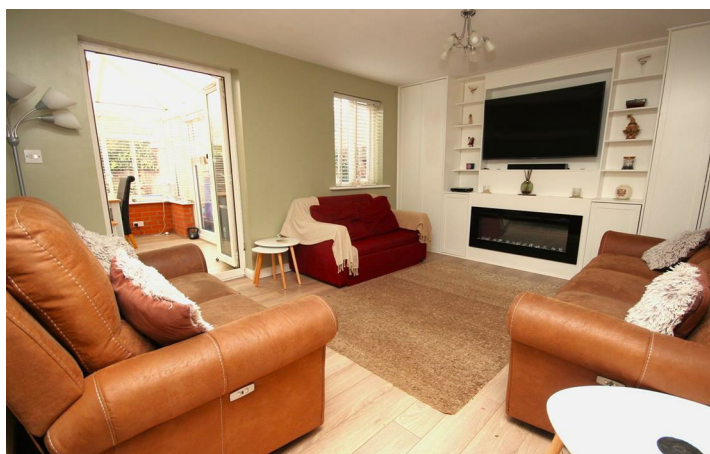
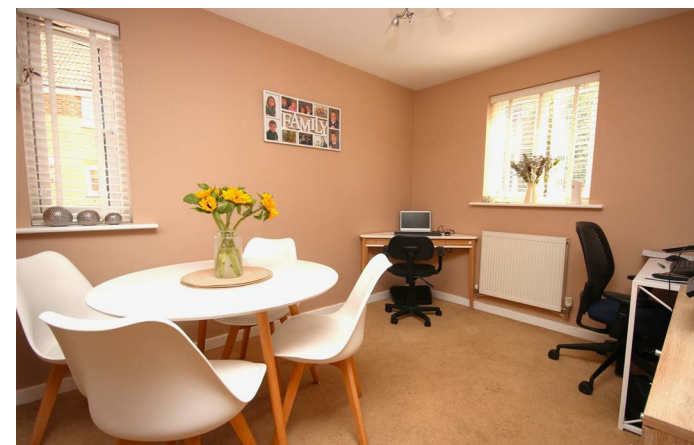


**Simpson & Weekley**

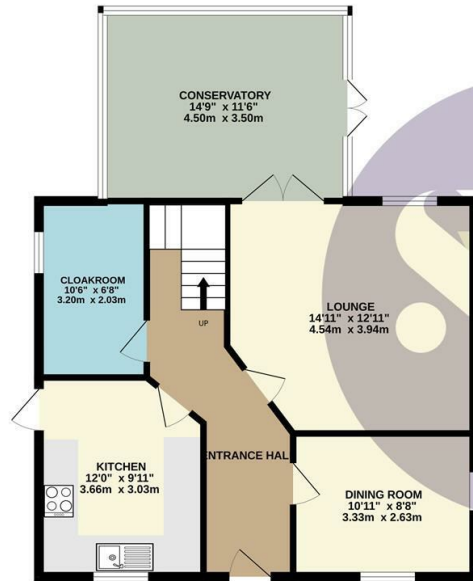
Situated in a cul-de-sac, located on a modern development towards the south side of Rushden sits this wonderful three bedroom detached family home. The property benefits from separate reception rooms and the addition of a large conservatory. There are also benefits of gas radiator central heating, double glazing, and a garage with off road parking stretching along the side of the property. The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor there are three bedrooms with a refitted en-suite to the master bedroom and a refitted family bathroom. Externally there is an enclosed low maintenance rear garden, a low maintenance front garden and a driveway providing parking and access to the garage. There are countryside walks, schools and shops all within walking distance of the house and the A6 and A45 easily accessible providing routes to Bedford and Wellingborough where the town's railway stations have direct trains to the capital in around an hours journey. EPC Rating C, Council Tax Band D

£294,000

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GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

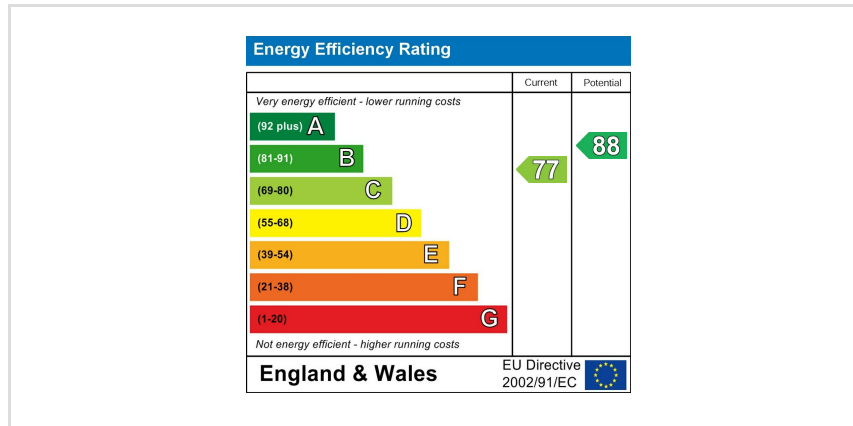


1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.3 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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