



4 Tintagel Close  
Rushden, NN10 0QN



**Simpson & Weekley**

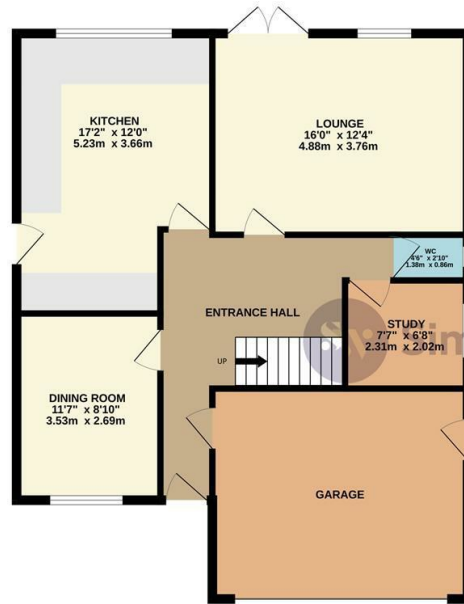
\*\*\*FOUR BEDROOM EXECUTIVE HOME\*\*\* Simpson and Weekley proudly introduce to the market this amazing four bedroom detached family home. Ideally located on a peaceful cul-de-sac on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen diner, office and WC downstairs. The first floor offers four double bedrooms, an en-suite shower room to the master bedroom and a separate re-fitted four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private driveway for several cars and a double garage to the front of the property. To the rear of the home is a fully enclosed garden that wraps around the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band E



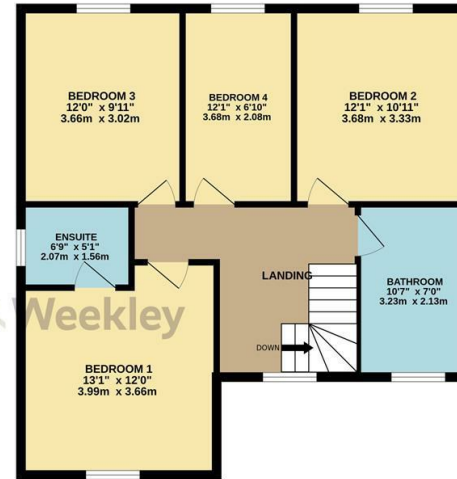
£475,000



GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.1 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 62024



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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