



1 Crocus Way
Rushden, NN10 0UP



Simpson & Weekley

CORNER PLOT ***LANDSCAPED GARDENS*** Simpson and Weekley are delighted to offer to the market this wonderful four-bedroom detached family home. Ideally located on the highly sought after Greenacre estate 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 being offered to the market for the very first time and boast ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen breakfast room, utility room, conservatory, study/playroom and WC downstairs. the first floor offers a large master bedroom with an en-suite bathroom, there are three further bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully landscaped private rear garden and a blocked paved private driveway to the front of the home. An internal viewing is highly recommended to fully appreciate everything that this wonderful home has to offer. EPC Rating Ordered, Council Tax Band E



£395,000

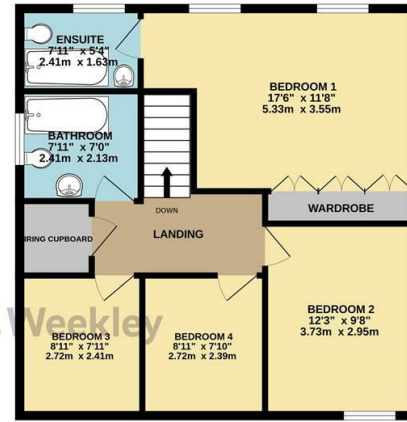
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GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 65024



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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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