



Farndish Close  
Rushden, NN10 9AD



**Simpson & Weekley**

\*\*\*DETACHED FAMILY HOME\*\*\* \*\*\*DETACHED DOUBLE GARAGE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic four-bedroom detached family home. Ideally located on the highly sought after Farndish Close 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 boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, Lounge, dining room, kitchen breakfast room, study, conservatory, and WC downstairs. The first floor offers a large master bedroom with en-suite shower room, a large second bedroom, two further bedrooms and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a private rear garden and a detached double garage that is accessed via double security gates. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band E

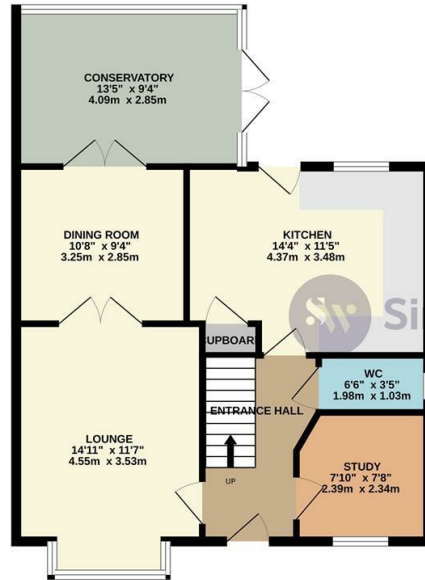


£399,995

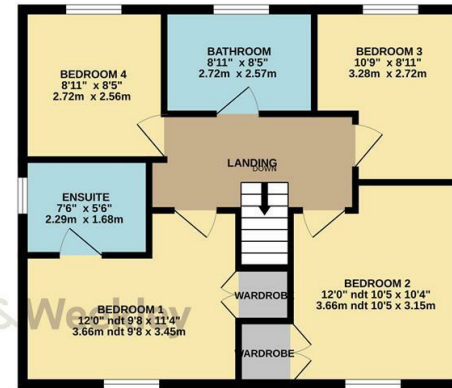
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GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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 C2024



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



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