



2 Cheltenham Close
Rushden, NN10 0YN



Simpson & Weekley

"Modern 5 Bedroom Detached House". Set in a cul-de-sac on a modern development, situated towards the south side of Rushden is this very well maintained, five bedroom detached home. Benefitting from an open plan re-fitted kitchen/breakfast room, separate reception rooms and well presented gardens, this light and airy property offers living space ideal for a growing family. With pocket parks on your doorstep and the award winning Hall Park, shops and schools all within walking distance, this well presented house is set in a very convenient location and also offers ideal access routes to Wellingborough or Bedford via the nearby A6 or A45 where direct trains from their respective stations can get you into London St Pancras well within an hours journey. The accommodation in brief comprises entrance hall with double doors to the living room, dining room, cloakroom, kitchen/breakfast room and utility room to the ground floor. To the first floor there is a family bathroom and four bedrooms with a re-fitted en-suite to the master bedroom and an en-suite to the guest bedroom. Externally there is a front garden with a driveway providing off road parking leading to a single garage and an enclosed rear garden mainly laid to lawn with a paved patio. EPC Rating C, Council Tax Band F

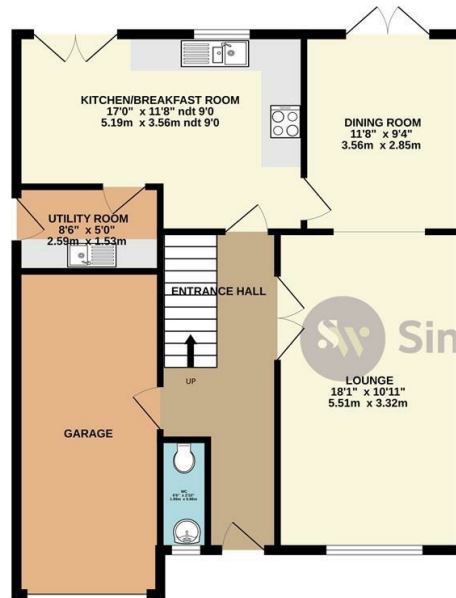


£410,000

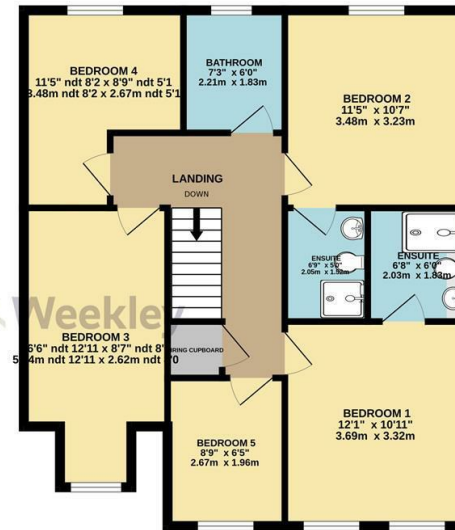
 5  4  3



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 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.
Made with Metropix 62024



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	



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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW