



3 Coltsfoot Road  
Rushden, NN10 0GE



**Simpson & Weekley**

Located on the prestigious Coltsfoot Road in Rushden, this detached executive home is a true gem waiting to be discovered. Boasting an impressive five bedrooms and four bathrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by two reception rooms that exude elegance and charm. The highlight of the house is the open plan kitchen family room at the rear, perfect for creating lasting memories with loved ones. Additionally, there is a ground floor bedroom with a re-fitted en-suite shower room, providing convenience and flexibility.

Venture upstairs to find four more bedrooms, including a master bedroom with its own en-suite shower room. A separate family bathroom ensures that there is no shortage of facilities for the whole household.

Outside, the property continues to impress with a private walled rear garden. Imagine enjoying sunny afternoons on the large patio seating area or hosting gatherings in the charming summerhouse.

With the added bonus of an integral double garage, this home truly has it all. Don't miss the opportunity to make this stunning property your own and start creating a lifetime of memories in this wonderful abode.

EPC Rating C, Council Tax Band E

Offers In Excess Of £500,000



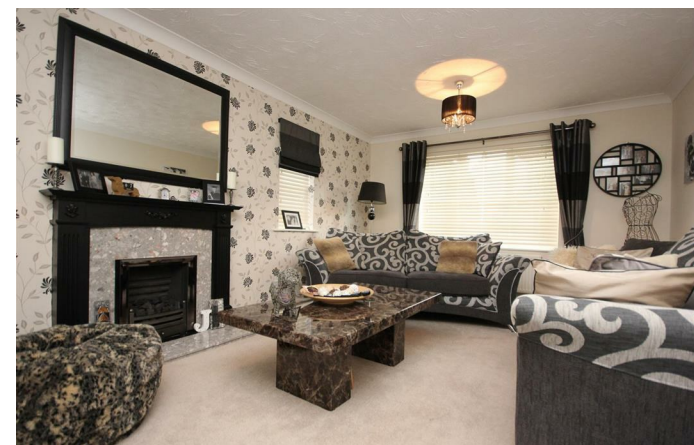
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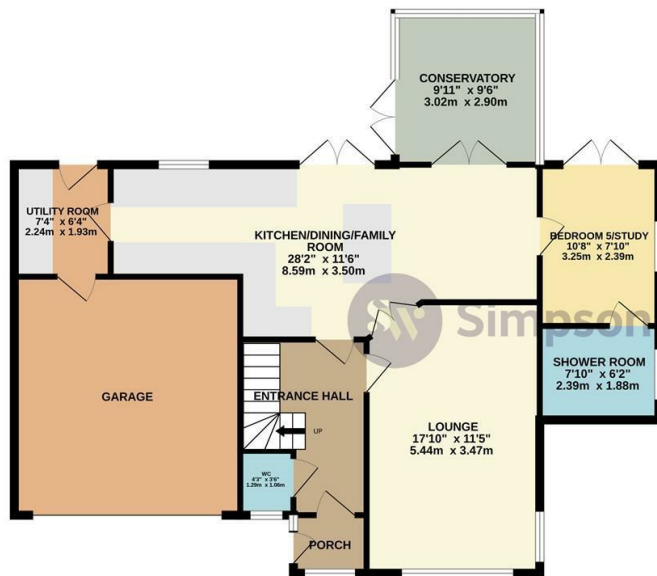
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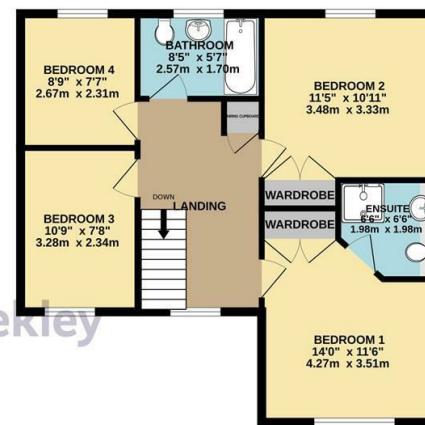
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GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 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.  
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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>		
(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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