



2 Purvis Road
Rushden, NN10 9QB



Simpson & Weekley

EXTENDED FAMILY HOME *** OUTDOOR HEATED SWIMMING POOL*** Simpson and Weekley are delighted to offer to the market this fantastic four bedroom family home. The home is perfectly located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The property boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, large lounge with patio doors opening onto the rear garden, a bay fronted dining room, modern kitchen breakfast room, utility room, WC and plant room downstairs. The first floor boasts four double bedrooms, a shower room and separate modern family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large enclosed private rear garden with summer house, a heated outdoor swimming pool measuring 9m x 4m and a large patio seating area. To the front of the property is two private driveways and a single garage. An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. EPC Rating E, Council Tax Band E

£425,000



4



2

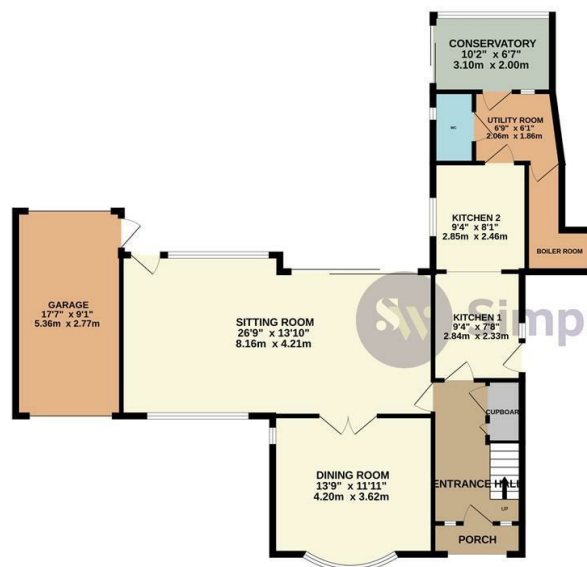


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Simpson & Weekley

GROUND FLOOR
1111 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 1969 sq.ft. (182.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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**.



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