



14 Eliot Way
Rushden, NN10 8PD



Simpson & Weekley

Set on a popular development just off of Northampton Road in the sought after market town of Higham Ferrers is this exceptionally well maintained, four bedroom detached family home. Boasting three separate reception rooms in addition to a conservatory, landscaped well stocked rear garden with potting shed and benefitting from a refitted bathroom, shower room and ground floor cloakroom. The accommodation in brief comprises entrance hall with doors to all principle ground floor rooms, there is a living room with double doors to the dining room, conservatory, separate study, kitchen/breakfast room with integrated appliances and utility room and cloakroom to the ground floor. To the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is a well stocked and very well maintained rear garden where you will find a paved patio with retaining wooden sleepers, raised lawn, a selection of trees plants and shrubbery and rear door to the garage. To the front of the property there is a small frontage and parking to the side of the house in front of the double garage and with the added benefit of an EV charging point. The attractive estate itself is located within walking distance of the High Street, Market Square, schools, parks and countryside walks with Rushden Lakes retail and leisure complex approximately 1 mile away. Commuting is also ideal with Wellingborough and Bedford Railway Stations providing direct trains to the capital in under an hours journey. EPC Rating C, Council Tax Band F

£475,000



4



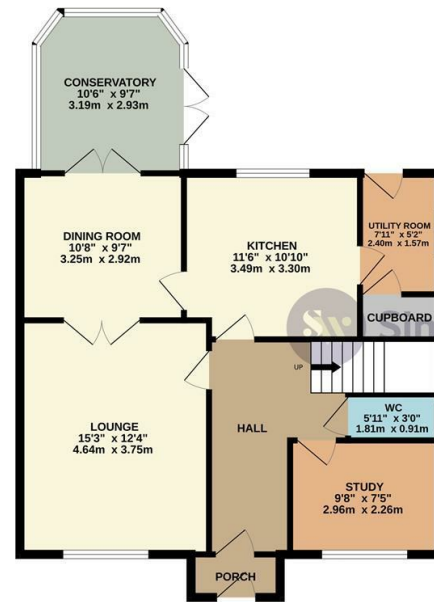
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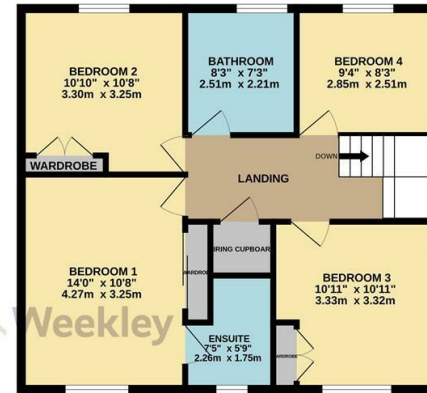
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GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 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	69	79
(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	



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