



12 Palm Road

Rushden, Northamptonshire NN10 6AS



Simpson & Weekley

"Simply stunning, extended bungalow large enough to be used as a family home and set on an enviable plot!" Having undergone a full renovation programme over recent years, this double bay fronted property has been finished to a high standard throughout and re-designed and altered to suit modern living now providing a light and airy, versatile layout. The property benefits from gas radiator central heating, double glazing, three double bedrooms with an en-suite to the master bedroom, a single garage and a landscaped garden where you will find a bespoke timber built tree house, variety of fruit trees and a greenhouse. This accommodation starts with a welcoming entrance hall with doors to two bay windowed double bedrooms to the front of the property, moving through the property you then enter a spacious dining room where you can either access the master bedroom and it's adjoining en-suite or continue towards the rear of the property into the principle living space. This living space, enhanced by it's impressive sky lantern, consists of a living room with bi-fold doors overlooking the established rear garden, a refitted kitchen with integrated appliances, solid wood worktops and a breakfast bar providing a partial divide to the breakfast room area. There is also a separate utility room and a refitted bathroom with the feature of a modern roll top bath. Externally there is an enclosed, landscaped rear garden mainly laid to lawn with a number of fruit, Bonsai and acer trees, a greenhouse and allotment area towards the rear and an attractive decking area with pond and water feature. There is also a timber balcony accessed via a ladder and a children's tree house. To the front there is a landscaped front garden, and a driveway leading to a single garage. A property that has to be seen in person to appreciate the size and quality of accommodation on offer. EPC Rating D, Council Tax Band C

Offers In Excess Of £425,000



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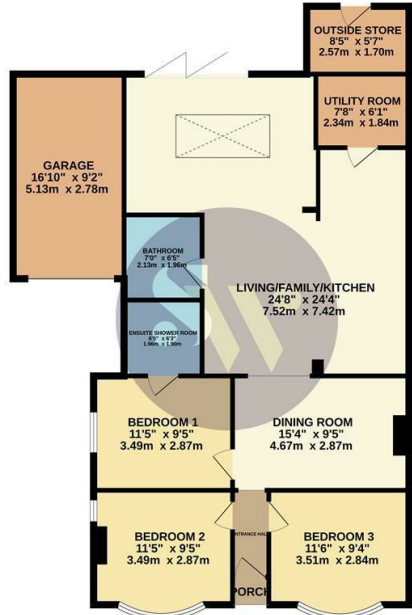


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GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq ft. (118.1 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		79
(55-68) D	65	
(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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