



2 Owen Way
Rushden, Northamptonshire NN10 8PB



Simpson & Weekley

“Putting green, swimming pool, climate controlled garden room with bi-fold doors, enlarged refitted kitchen/dining room... this is a house that is anything but standard!” Located on the edge of this popular development in the market town of Higham Ferrers just a short walk from Rushden Lakes is this very well presented, five bedroom detached family home. The large front garden with parking for several cars leading to a detached double garage and an artificial turf putting green provides an attention grabbing introduction to this executive residence. The entrance hall provides access to the living room that stretches the depth of the property with the current owners using one part as a study area, a cloakroom, a stunning refitted kitchen with quartz work tops and island breakfast bar, integrated appliances to include twin eye level ovens, microwave oven and warming draw. The kitchen and dining room have been knocked through and extended into the hallway to provide a spacious light and airy entertaining space and a utility room completes the ground floor accommodation. To the first floor the landing leads to a master bedroom with walk in dressing room and refitted en-suite, there are two further double bedrooms, a modern family bathroom and stairs leading to a second floor landing where two further double bedrooms come with a Jack’n’Jill en-suite. The rear garden is where this property really comes to life, with a large paved patio, lawn and steps to the impressive garden/games room that essentially provides extended accommodation to the main house. With bi-fold doors to the garden, climate control and plenty of space for a seating area, bar and pool table, this really is a useable reception space all year round. Following additional land acquisition, this family home now also offers a private and secluded side garden that accommodates a heated swimming pool with sliding enclosure.

£699,950



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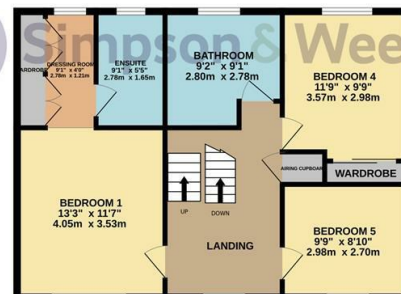
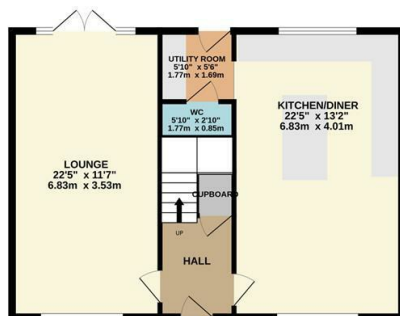
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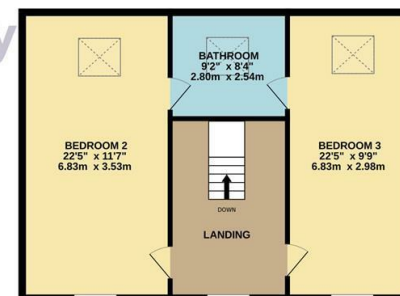
GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 2364 sq.ft. (219.6 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	



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