



17 Hyacinth Way
Rushden, NN10 0UR



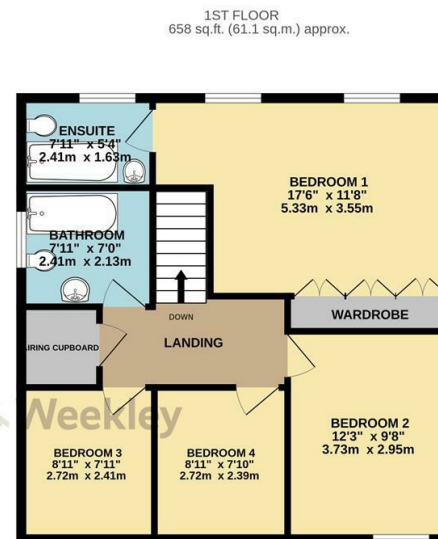
Simpson & Weekley

THE PERFECT POSITION Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. Ideally positioned at the end of a peaceful cul-de-sac and still offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, conservatory, kitchen, utility room and WC downstairs. The first floor boasts a large master bedroom with built-in wardrobes and re-fitted en-suite shower room. There is three further bedrooms and a family bathroom on the first floor. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and off street parking and single garage to the front of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band E, EPC Rating Ordered

£395,000



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TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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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