



3 Sandpiper Close
Rushden, NN10 6FU



Simpson & Weekley

CHAIN FREE Nestled in the desirable Sandpiper Close, Rushden, this modern terraced house, built by Davidsons Homes, presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and three bathrooms, this property is designed for comfortable living.

Upon entering, you are greeted by a spacious lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen diner, which boasts patio doors that lead directly to a beautifully landscaped rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC adds to the practicality of the layout.

The first floor features two generous double bedrooms, complemented by a family bathroom, ensuring ample space for family or guests. Ascend to the top floor, where you will find a luxurious master bedroom suite, complete with a dressing room and an en-suite shower room, offering a private retreat.

Externally, the property benefits from a well-maintained rear garden, which includes a timber-built pod that can serve as an office or additional storage space. At the front, off-street parking is available for two vehicles, enhancing the convenience of this lovely home.

Situated on the edge of Higham Ferrers, this property enjoys easy access to a variety of local amenities, including shops, schools, and parks. The popular Rushden Lakes development is also nearby, providing a range of leisure and shopping options. This home is not just a place to live; it is a lifestyle choice that combines modern comfort with a vibrant community.

EPC Rating, Council Tax Band C

Offers In Excess Of £320,000



3



3



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GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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		96
(81-91) B	86	
(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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