



York Road  
Rushden, NN10 8HZ



**Simpson & Weekley**



\*\*\*THE WOW FACTOR\*\*\* Nestled in the charming historical market town of Higham Ferrers, this stunning three/four bedroom detached family home on York Road is a true gem. Elegantly presented throughout, the property boasts a spacious open plan kitchen diner and family room, enhanced by bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. The large bay-fronted lounge provides a perfect setting for relaxation, while a versatile study, which can also serve as a fourth bedroom, adds to the home's appeal.

Convenience is key, with a utility room and a shower room located on the ground floor, ensuring practicality for family living. Ascend to the first floor to discover a grand master bedroom suite, complete with a dressing room, en-suite bathroom, and a private balcony that offers a tranquil retreat. Two additional well-proportioned bedrooms and a re-fitted family bathroom complete the upper level, providing ample space for family and guests alike.

The exterior of the property is equally impressive, featuring a large driveway that accommodates up to four vehicles, alongside a detached double garage for additional storage or parking needs. The private rear garden is a delightful space for outdoor entertaining or simply enjoying the fresh air.

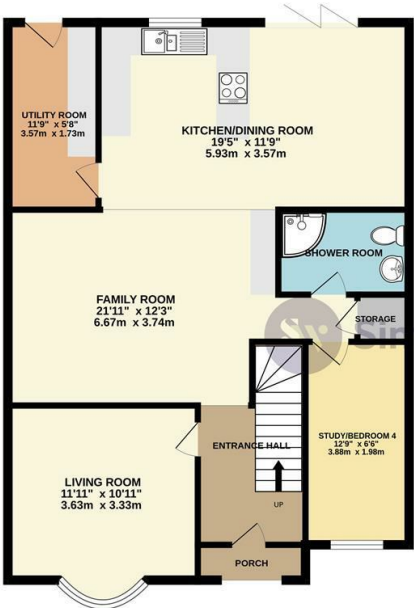
This home is ideally situated, offering easy access to a variety of local amenities, including shops, parks, and schools. The popular Rushden Lakes development is also within close proximity, providing a range of leisure and shopping options. This property is perfect for families seeking a blend of modern living and historical charm in a highly sought-after location.

Council Tax Band E, EPC Rating C

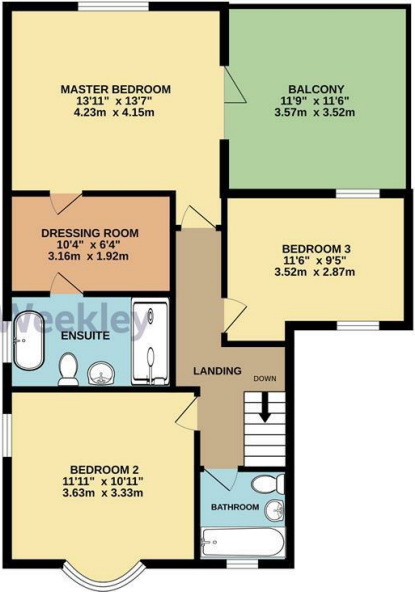
£475,000



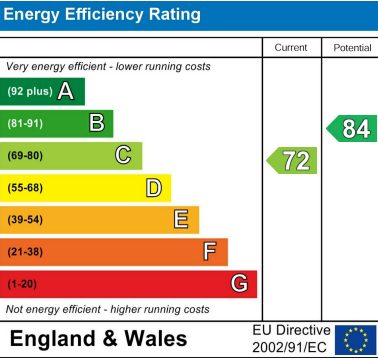
GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.9 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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