



19 Yelden Close
Rushden, NN10 9AE



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this executive four-bedroom detached family home, situated in a popular residential location on the outer edge of Rushden.

There is well-appointed accommodation set over two floors, with the ground floor comprising a lovely spacious entrance hall, cloakroom/WC, kitchen/breakfast room, separate dining room, living room, and conservatory. On the first floor are four bedrooms, three of which are doubles, together with an ensuite shower room to the master and a family bathroom. To the front of the property is a driveway with parking for two cars, with potential to create further parking for up to four cars. There is an integral garage, and to the rear is a very private garden with a lawn and patio area - perfect for outdoor seating and entertaining.

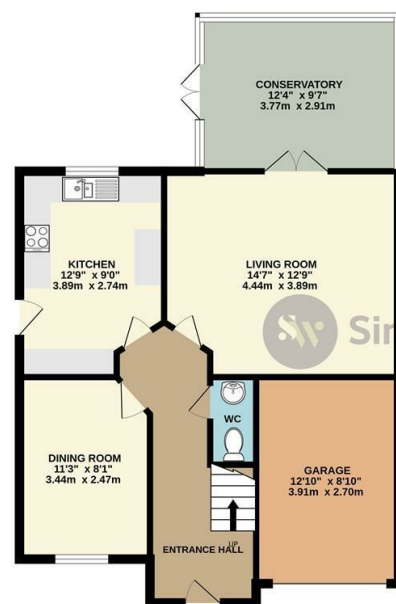
The property itself is situated right at the end of a quiet cul-de-sac, whilst also being within walking distance to a range of amenities in the town, and close to a variety of countryside walks nearby. The popular Rushden Lakes Shopping and Leisure Centre is a 20-minute walk or just a short drive in the car, and for commuters there is easy access to both the A6 and the A45.

Council Tax Band E, EPC Rating C.

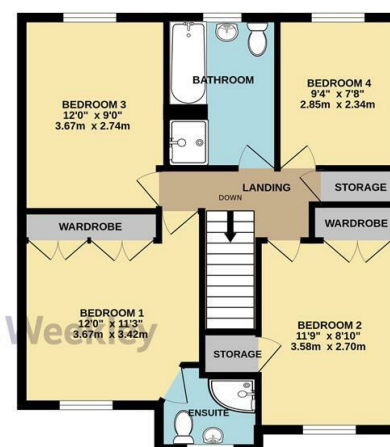
£360,000



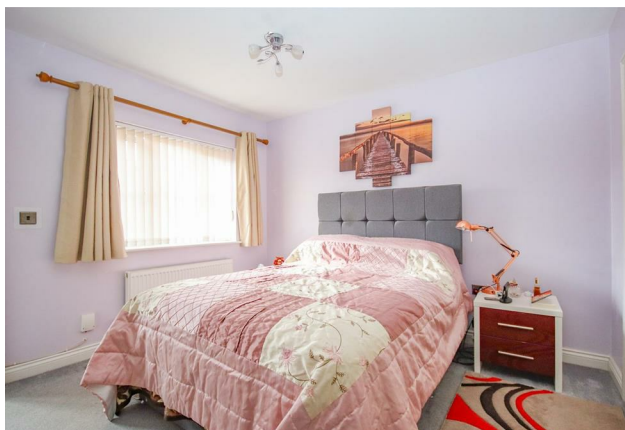
GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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.
Made with Metreque 6/0/25



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	69	80
	EU Directive 2002/91/EC	



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