



26 Yarrow Close
Rushden, NN10 0XL



Simpson & Weekley

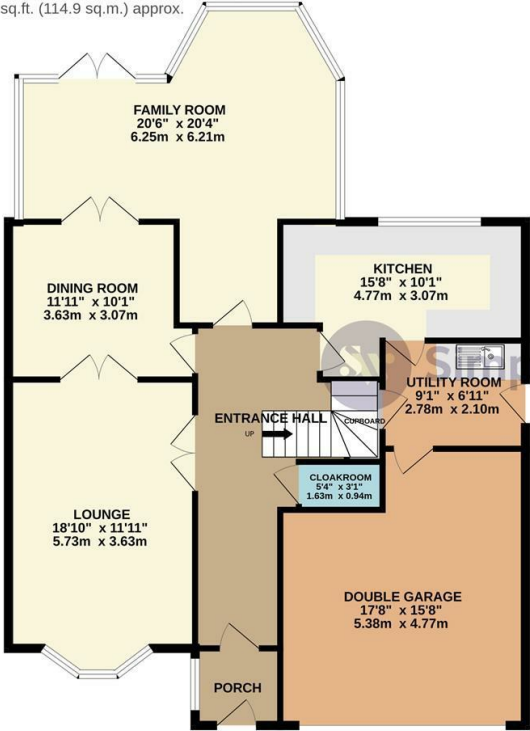
Backing onto open fields, situated in a cul-de-sac on a highly regarded development is this executive detached house located towards the south side of Rushden. Boasting extended accommodation to the ground floor this spacious residence makes a perfect family home. The more recently added entrance porch leads you into a light and airy entrance hall with doors to all principle ground floor rooms. The bay fronted living room comes with double doors to the dining room, there is a modern fitted kitchen with accompanying utility room and the original study has been extended to the rear of the house to now provide a family room overlooking the garden. To the first floor there are four double bedrooms with an en-suite to the master bedroom and four piece family bathroom. Externally the front garden comes with a driveway leading to an integral double garage whilst the rear garden enjoys a good degree of privacy backing onto open fields and is an ideal space for children to play in, to entertain or spend time gardening in. EPC Rating, Council Tax Band F

£475,000

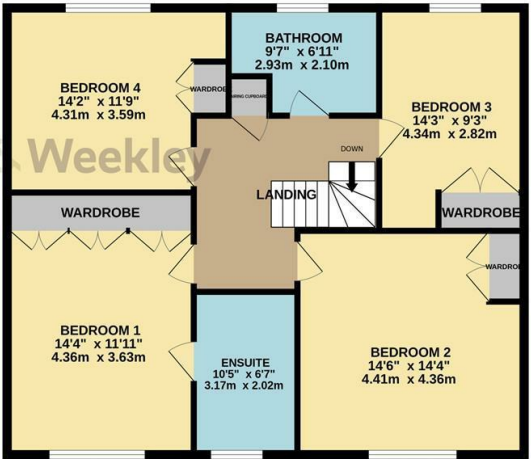


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GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 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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