12 Daffodil Drive
Rushden, NN10 0UL

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this excellent three bedroom semi-detached home, with off-road parking for two cars, a private enclosed rear garden, and excellent accommodation set over the two floors - this is the perfect first-time buy or potential investment property.

On the ground floor you will find an entrance hall, fitted kitchen, cloakroom/WC, and an open-plan living/dining room, and on the first floor are three bedrooms together with a family bathroom.

The property itself is situated in a sought-after, quiet location on the Southern side of Rushden, whilst also being within walking distance to a range of amenities in town. The location is also very convenient for local schools, and for nature-lovers there are a variety of countryside walks nearby.

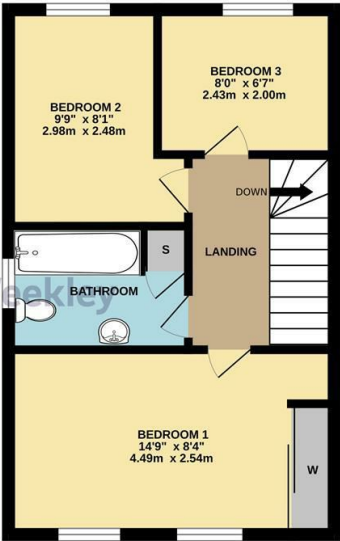Council Tax Band C, EPC Rating C

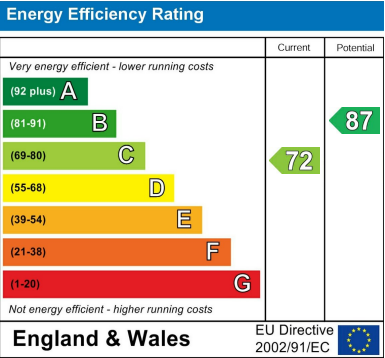£250,000

3   1   1

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GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

LIVING/DINING ROOM
14'9" x 14'6"
4.49m x 4.42m

S

KITCHEN
9'3" x 8'1"
2.81m x 2.48m

HALL

UP

WC

BEDROOM 2
9'9" x 8'1"
2.98m x 2.48m

BEDROOM 3
8'0" x 6'7"
2.43m x 2.00m

DOWN

S

LANDING

BATHROOM

BEDROOM 1
14'9" x 8'4"
4.49m x 2.54m

W

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TOTAL FLOOR AREA : 695 sq.ft. (64.6 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		87
(69-80) C		
(55-68) D	72	
(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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Simpson &Weekley

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Journey Personal

01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW