



25 Farndish Close

Rushden, Northamptonshire NN10 9AD

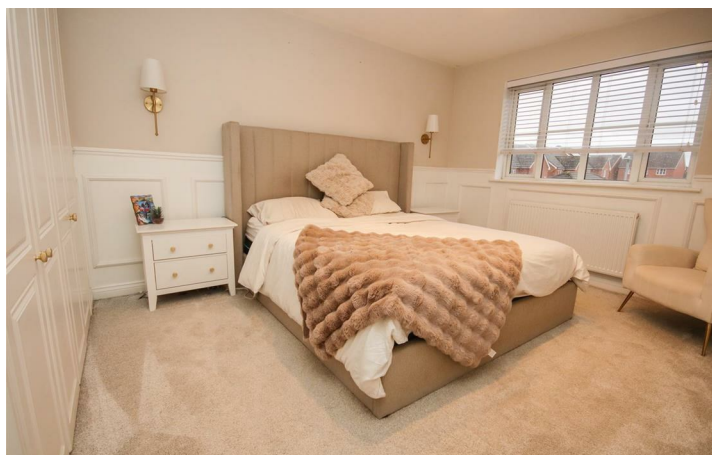


Simpson & Weekley

Set in a cul-de-sac location is this modernised, four bedroom detached residence that has undergone alterations and improvements over recent years which has resulted in a stunning family home that now boasts separate reception rooms in addition to a refitted kitchen/breakfast room, there is a refitted en-suite to the master bedroom and parking for three cars in front of the integral garage. The accommodation in brief comprises entrance hall, cloakroom, living room, dining room with French doors to the garden, refitted kitchen with breakfast bar and a door to a single garage (currently split in half with the rear half used as a utility and study area). To the first floor the landing leads to four bedrooms where you will find a refitted en-suite to the master bedroom and a family bathroom. Externally there is an enclosed rear garden and the low maintenance front garden provides parking for around three cars and access to the front of the garage. Situated towards the edge of Rushden the property is located just a short walk from local shops and a quick drive through the nearby village of Irchester leads you to the larger town of Wellingborough where a direct train from the station can see you arriving in London in under a 50 minute journey. A fantastic family home ready to move into. EPC Rating C, Council Tax Band D

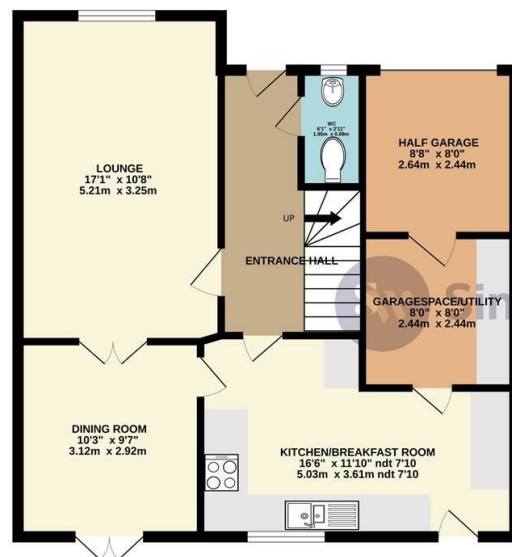


Offers In Excess Of £395,000

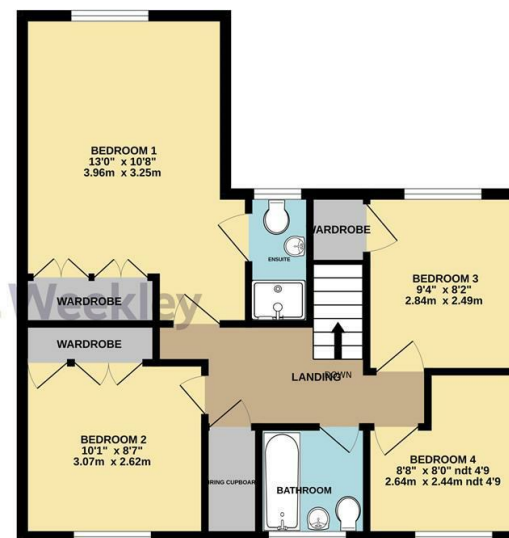


Simpson & Weekley

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW