



10 Sunningdale Drive
Rushden, Northamptonshire NN10 0YJ



Simpson & Weekley

FOUR DOUBLE BEDROOMS Simpson and Weekley are delighted to offer to the market this fantastic four-bedroom family home. Ideally located on the edge of Rushden and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; large entrance hallway with plenty of storage, two double bedroom one benefitting from an en-suite Jack 'N' Jill shower room and a utility room. The first floor offers a lounge dining room with a Juliette balcony overlooking a small park area and a good size kitchen breakfast room. The top floor boasts a large master bedroom with built in wardrobes and an en-suite shower room, there is a second double bedroom and a family bathroom concluding the internal accommodation. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, with a large patio seating area and a raised decking seating area at the bottom of the garden. To the front of the home is a landscaped front garden and a single garage and private driveway to the side of the home. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Ordered, Council Tax Band D

£325,000



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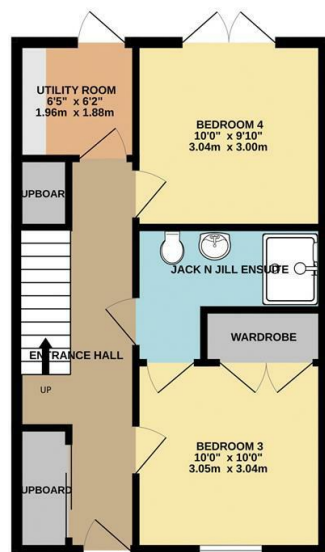


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Simpson & Weekley

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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