



5 Heron Close
Rushden, NN10 8LN



Simpson & Weekley

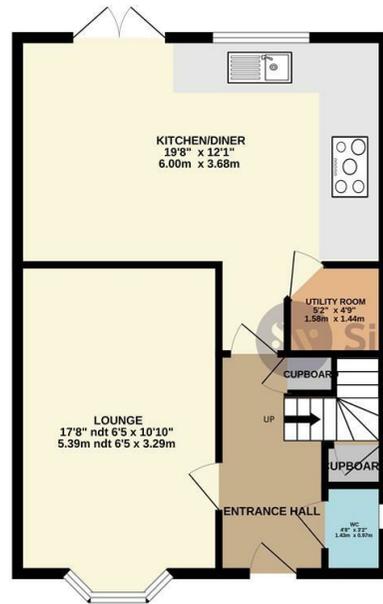
EXECUTIVE FAMILY HOME ***MOVE STRAIGHT IN*** Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached home. Ideally located on the edge of popular Northamptonshire market town of Higham Ferrers and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The property is beautifully presented throughout and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, a large living room to the front of the home with new stylish media wall and herringbone flooring. At the rear of the home is a open kitchen diner/family room with integrated appliances and patio doors opening onto the garden. Concluding the downstairs accommodation is a utility room and separate WC. The first floor boasts a large master bedroom with built in wardrobes and en-suite shower room. There are two further double bedrooms and a large fourth bedroom that is currently being used as a home office. The first floor landing also offers a large double storage cupboard and access to the family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a landscaped rear garden, a front garden, single garage and off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Rating B, Council Tax Band D

Asking Price £399,995

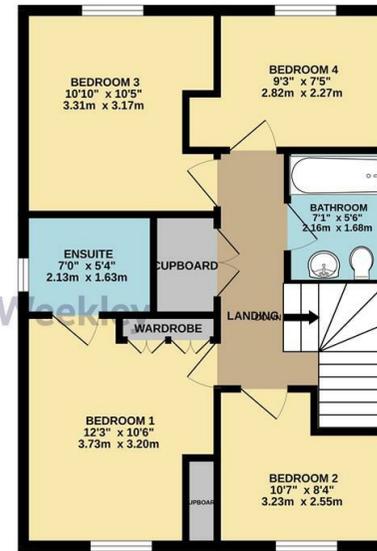
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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac (2025)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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