



57 Sunningdale Drive

Rushden, NN10 0YJ



**Simpson & Weekley**

Offered to the market with no onward chain is this excellent three-bedroom semi-detached home, situated in a highly-regarded residential location on the edge of Rushden.

The property offers spacious, well-appointed accommodation arranged over two floors. The ground floor comprises an entrance hall, cloakroom/WC, a sizeable living room, and an open-plan kitchen/dining room to the rear. The first floor features three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom. To the front of the property, there is off-road parking for several vehicles and a single brick-built garage, while to the rear is a delightful private garden, predominantly laid to lawn.

Sunningdale Drive is an excellent location, within close proximity to a variety of countryside walks and local schools. There are also a range of all the amenities you could expect in the town centre, and the popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive. For commuters, both the A6 and A45 are easily accessible.

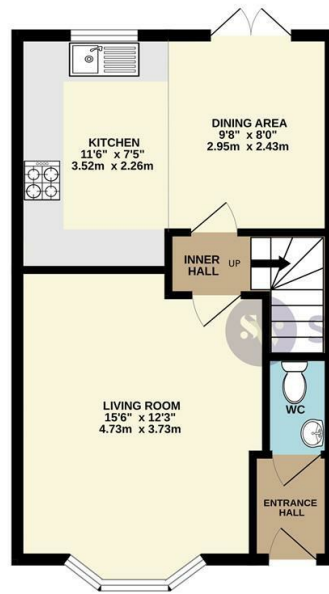
EPC Rating C, Council Tax Band C.

£269,500

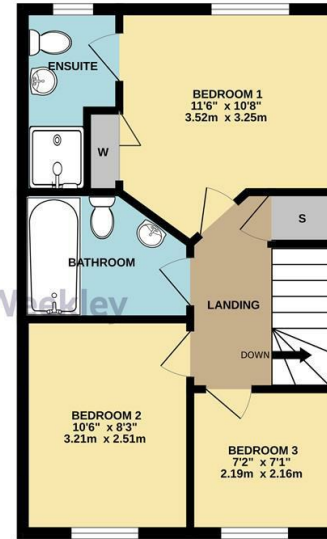
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GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	91
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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