



2 Nightingale Way
Rushden, NN10 8PR



Simpson & Weekley

A rare opportunity to purchase a prestigious David Wilson former Showhome, completed to the very highest specification and offering generous, flexible living space. This impressive six-bedroom executive residence combines elegant design with cutting-edge practicality, making it an exceptional family home.

At its heart is a stunning open-plan kitchen, dining and family space, perfectly designed for both everyday living and entertaining. Two additional reception rooms provide versatile options for more formal gatherings or relaxed family use. Upstairs, six beautifully proportioned bedrooms – including two with luxury en-suites – are complemented by a stylish family bathroom, creating comfort and privacy for the whole household.

This is a home designed for modern living, with smart technology and efficiency in mind. A full home network, CCTV security, solar-ready infrastructure, and an electric vehicle charging point ensure the property is future-ready as well as secure.

Outside, the property boasts fully landscaped gardens, a large double garage, and private driveway with ample parking for up to four vehicles.

This is an executive family home of outstanding quality, blending luxury, practicality, and location – a property to enjoy immediately and for years to come.

EPC Rating B, Council Tax Band F

Offers In Excess Of £650,000



6



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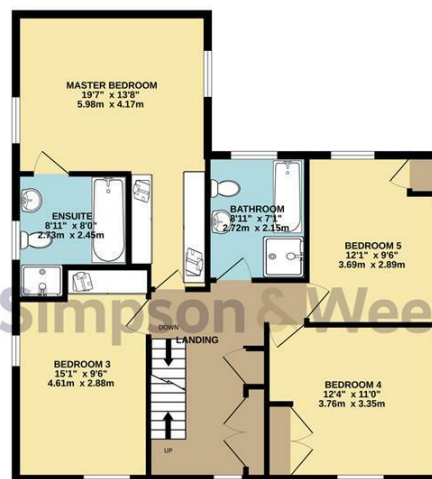
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GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



2ND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



MEASUREMENTS ARE TO BE TAKEN AS A GUIDE ONLY.

TOTAL FLOOR AREA : 2362 sq.ft. (219.4 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) A		92
(81-91) B	87	
(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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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW