



16 Comfrey Close

Rushden, Northamptonshire NN10 0GL



**Simpson & Weekley**

Situated in a cul-de-sac location and backing onto open fields is this executive four-bedroom detached family home, offering over 1,500 sq. ft of well-appointed living accommodation set across two floors.

The property is tucked away at the edge of Comfrey Close, with parking for at least four cars and a detached brick-built double garage, which has light, power, and is boarded - providing excellent storage space. As you enter the property, you are welcomed into a bright and spacious entrance hall with access to the bay-fronted, 25ft living room with French opening doors to the rear garden. To the rear is a large re-fitted kitchen and dining room, and to the front a cloakroom/WC and a study.

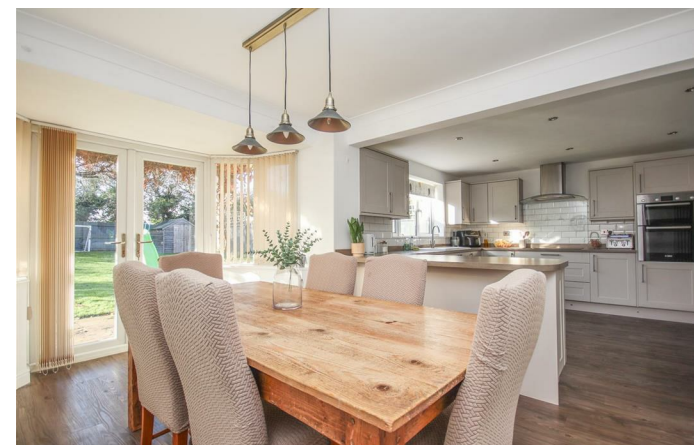
There is an impressive south-facing rear garden, which is mostly laid-to-lawn and with gated side access. Upstairs, there are four well-proportioned bedrooms, all with integrated wardrobes. The master bedroom further boasts a sizeable triple walk-in wardrobe and an ensuite shower room. A modern family bathroom, fitted with both a bath and a separate shower, completes the accommodation.

The home occupies a quiet location while remaining walking distance to the town centre and its wide range of amenities. For those who enjoy the outdoors, there are numerous scenic countryside walks and on your doorstep, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve.

EPC Rating D, Council Tax Band F.

£500,000

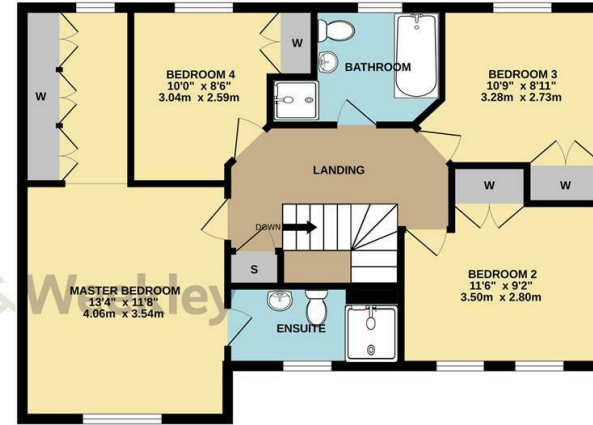
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GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 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>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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