



4 Sunningdale Drive
Rushden, NN10 0YJ



Simpson & Weekley

Situated on the sought-after Sunningdale Drive in Rushden, this beautifully presented and thoughtfully improved five-bedroom, three-storey mid-terrace home offers exceptional space, versatile accommodation and a wonderful standard of finish throughout. Immaculately maintained and finished to a high quality, the property is ideal for growing families or those looking for additional space to work from home, with a particularly appealing layout across three floors.

The ground floor comprises an entrance hall, a generous double bedroom with a Jack-and-Jill shower room, a further bedroom which could also be used as a study and benefits from French doors opening onto the garden, and a separate utility room. The first floor provides a stunning re-fitted kitchen/dining room alongside a spacious living/dining room. The second floor offers three further bedrooms, including the master which benefits from an additional en-suite shower room, and a separate family bathroom serves the remaining bedrooms, completing the accommodation.

Externally, the property benefits from off-road parking and a single garage, while to the rear is a lovely garden featuring a patio area and lawn.

The property is ideally positioned on the edge of Rushden, within convenient reach of the town centre and its range of shops, cafés and everyday amenities. Rushden Lakes is also easily accessible, offering a fantastic selection of retail, restaurants and leisure facilities. For commuters, the nearby A6 and A45 provide convenient road links towards Bedford, Northampton and the wider regional road network, making this an excellent location for those seeking a spacious, high-quality family home with amenities close at hand.

EPC Rating B, Council Tax Band D.

Offers Over £325,000



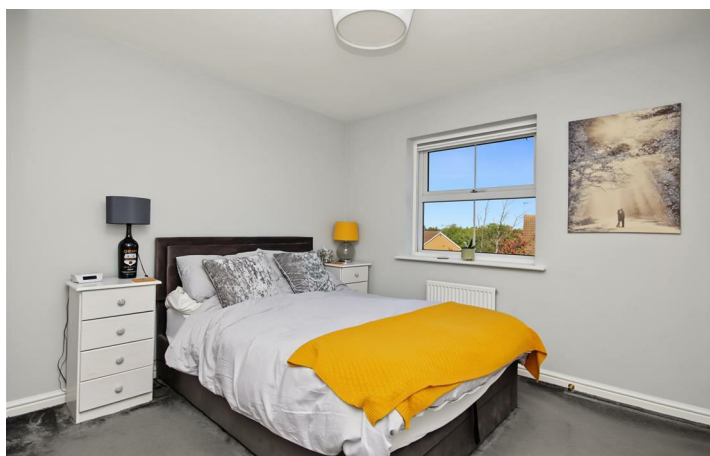
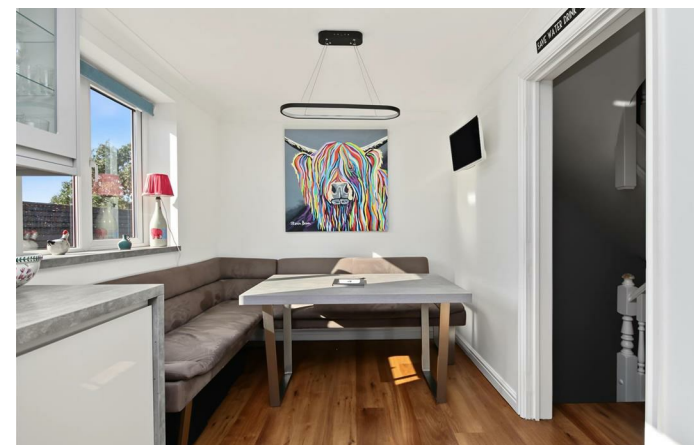
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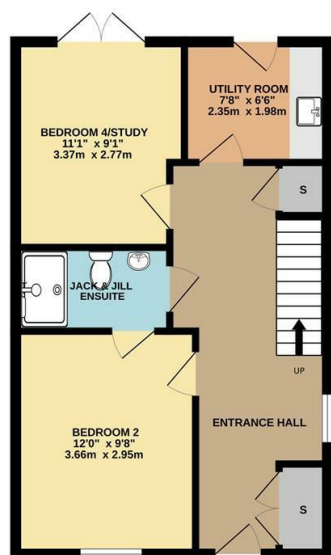


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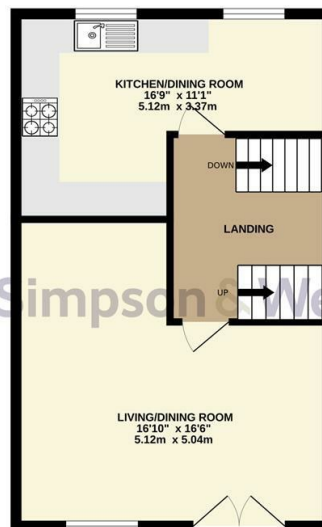


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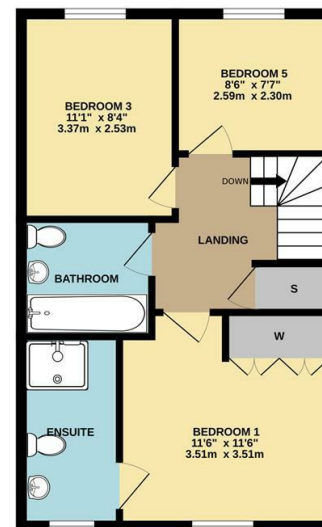
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



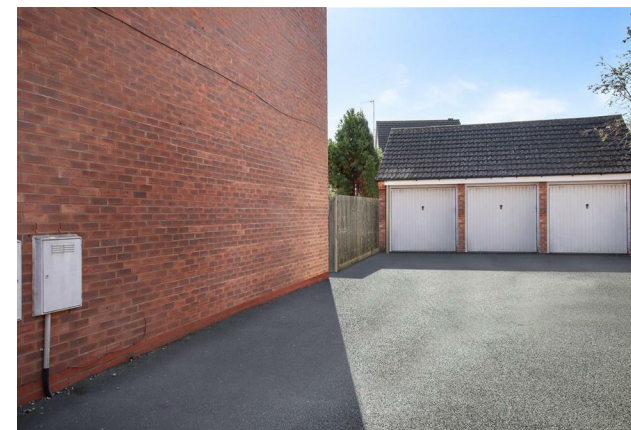
TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

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	81	83
(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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