



16 Farndish Close
Rushden, NN10 9AD



Simpson & Weekley

Situated on a generous corner plot is this substantial three double-bedroom family home, which has been vastly improved by the current owners to an exceptionally high standard throughout.

There is well-appointed accommodation set over two floors, comprising of a spacious entrance hall, bay-fronted living room, re-fitted kitchen/dining room, study/bedroom four, cloakroom/WC, and conservatory on the ground floor. The first floor has been re-configured from a four bedroom, and now accommodates three double bedrooms, each with high-quality built-in wardrobes, an ensuite shower room to the master bedroom, and a large four-piece family bathroom.

There is a split-level rear garden, which has been professionally landscaped to provide ample space for both entertaining and unwinding with a gym/games room and an impressive purpose-built bar. The property also benefits from gated off-road parking providing space for at least five cars, in addition to a large detached double garage.

EPC Rating C, Council Tax Band E

£450,000



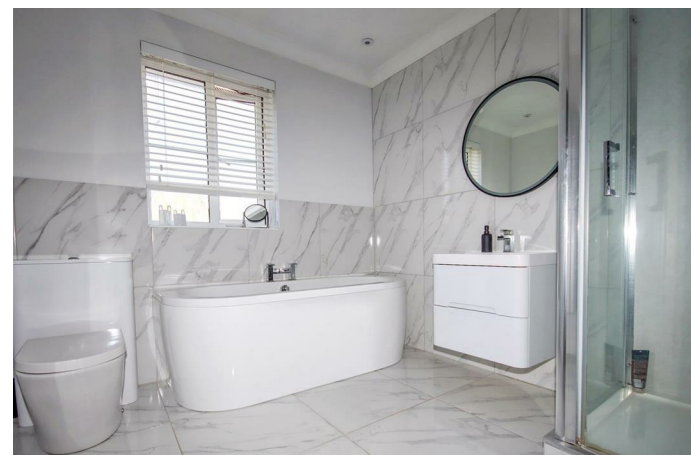
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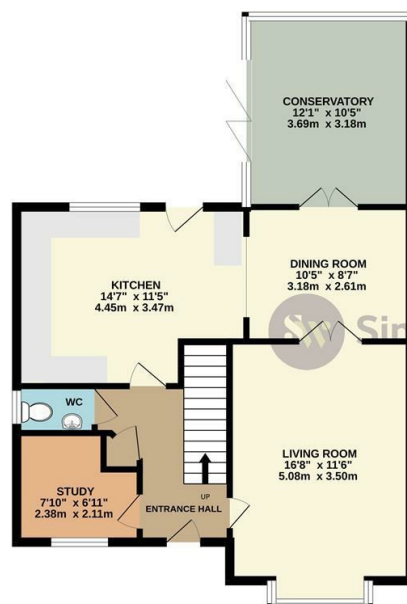


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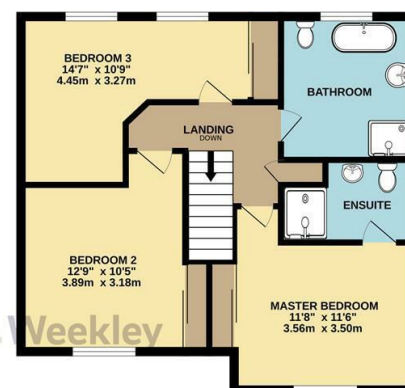


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GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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