



3 Shelduck Close
Rushden, NN10 6FP



Simpson & Weekley

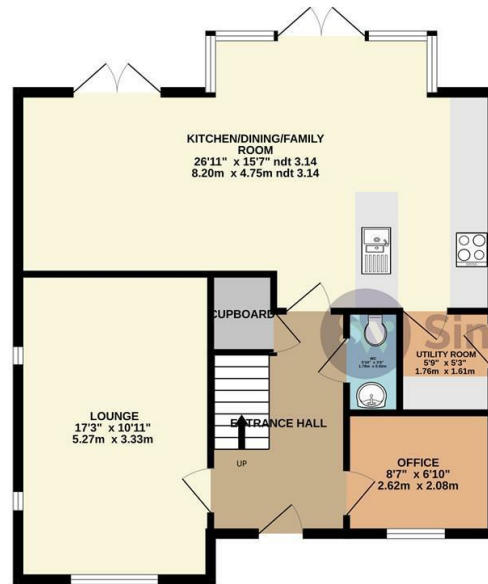
*****PRIME LOCATION*** ***MODERN FAMILY HOME***** Simpson and Weekley are delighted to offer to the market this fantastic four-bedroom detached family home. Ideally located on the edge of Rushden and Higham Ferrers and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen, diner family room, utility room, study and WC downstairs. The first floor offers a large master bedroom with built in dressing area and en-suite shower room, There are three further double bedrooms and a four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed rear garden, a well presented front garden ample off street parking and single garage. An internal viewing is highly recommended to full appreciate everything this amazing home has to offer. EPC Rating B, Council Tax Band E

£475,000

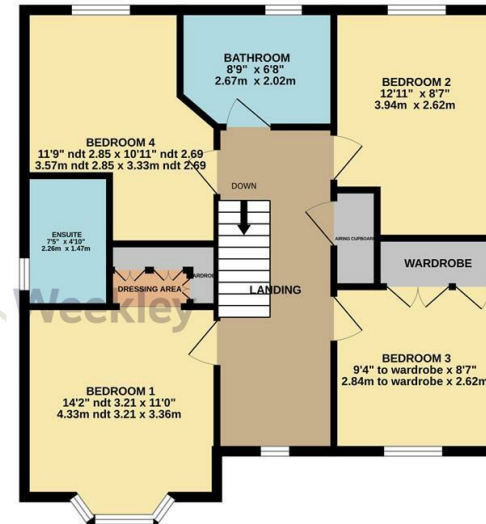


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GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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		
(81-91) B		
(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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