



8 Fuchsia Way
Rushden, NN10 0XF



Simpson & Weekley

****NO ONWARD CHAIN**** Simpson and Weekley are delighted to offer to the market this superb three-bedroom detached home, situated on the highly-regarded Greenacre Drive development and overlooking beautiful greenery.

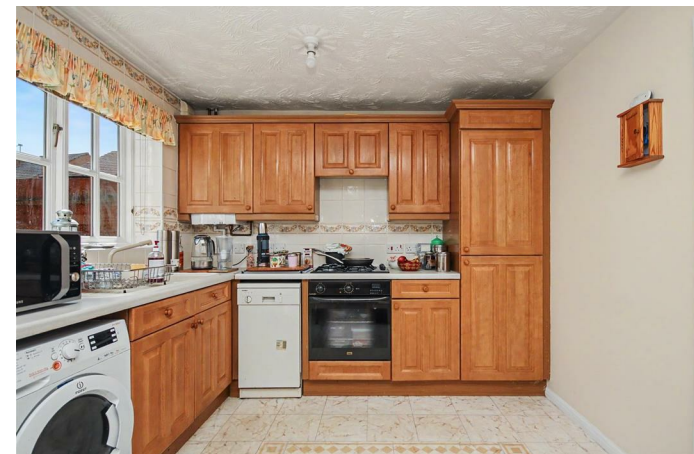
The accommodation is set across two floors. The ground floor accommodation comprises an entrance hall, cloakroom/WC, living room, and kitchen/dining room to the rear of the home, with sliding doors into the garden. On the first floor, you will find three bedrooms, two of which are doubles, with an ensuite shower room to the master and a separate family bathroom.

Externally, the property benefits from off-road parking and a single garage with a beautiful private garden to the rear, which is mostly laid to lawn with a patio area - ideal for outdoor seating.

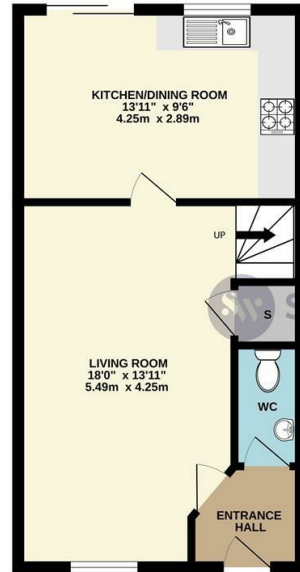
The property itself is situated on the Southern side of Rushden in a quiet location, with all the amenities you could expect being within easy access to the town centre, and the popular Rushden Lakes Shopping and Leisure Centre is just a few minutes-drive, where you will find a further selection of shops, restaurants, cafes, and immediate access to miles of beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

£295,000

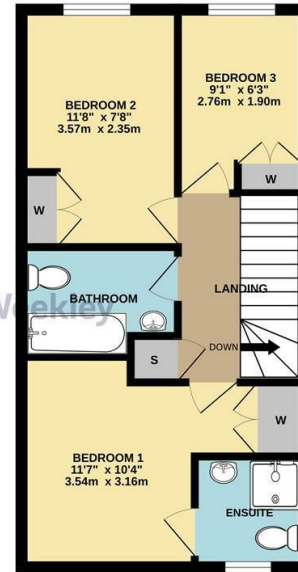
 3  2  1



GROUND FLOOR
383 sq. ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq. ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq. ft. (71.1 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.
 Made with Metropac C200.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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