



9 Dean Close
Rushden, NN10 9EH



Simpson & Weekley

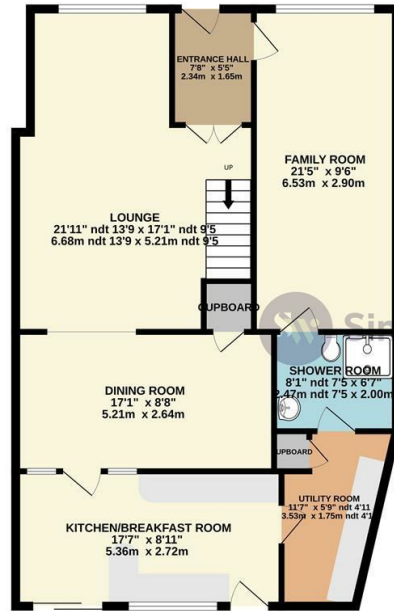
If size is what you want, then look no further! This impressively extended semi-detached family home is almost unrecognisable from the original layout and now offers more bedrooms and a larger bedroom to the first floor and additional reception areas and a room ideal for use as an annex with adjoining shower room which follows on to a utility room that could serve as a kitchenette. The accommodation in brief comprises entrance hall, spacious living room, dining room, kitchen/breakfast room with French doors to the rear garden, utility room, shower room and further reception room/double bedroom to the ground floor. To the first floor there are four bedrooms and an extended four piece family bathroom that could potentially be reduced to the original size bathroom and separated to provide an annex to the master bedroom. Externally there is a rear garden and a front garden providing off road parking. The property is ideal for any family, not only due to the size of accommodation but it's convenient location. With play parks and open fields just round the corner, highly sought after schooling within walking distance, a nearby shopping precinct and bus stop this family home's location really couldn't be much better. A spacious and versatile house that has to be seen to be fully appreciated. EPC Rating, Ordered, Council Tax Band, D

£325,000

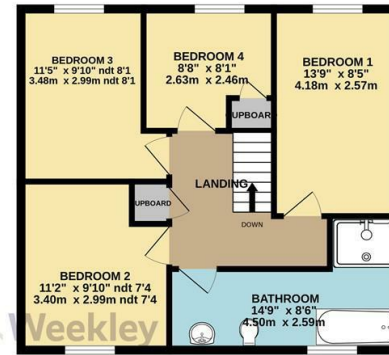
 5  3  3



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1540 sq.ft. (143.1 sq.m.) approx.
Whilst every effort 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		
(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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