



2 Oakpits Way
Rushden, NN10 0PP



Simpson & Weekley

****EXTENDED FAMILY HOME**** Simpson and Weekley are delighted to offer to market this executive four-bedroom detached home, uniquely sitting adjacent to the Park Road green.

There is over 1,500 sq. ft of accommodation set over two floors. The ground floor comprises a porch, spacious entrance hall, a modern kitchen with built-in dishwasher, a separate dining room with an addition of a sun room to the rear, sizeable living room, utility room/WC, and a study - which could be used as a playroom, or fifth bedroom. On the first floor you will find four well-proportioned bedrooms, with an ensuite shower room to the master and a re-fitted family bathroom with heated mirror. The rear garden is large and beautifully tended, providing multiple aspects, such as a lawn area, patio for garden furniture, and flower borders. The driveway provides ample parking for several vehicles.

The property itself is situated on a quiet road within the prestigious Barrington Road estate, within walking distance to the town centre and all the amenities you could expect. For nature-lovers, there are a variety of beautiful countryside walks nearby, and the popular Rushden Lakes Shopping and Leisure is just a few minutes' drive. For commuters, both the A6 and A45 are easily accessible.

EPC D, Council Tax Band E

£425,000

 4  2  3



GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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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**Simpson
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