



1 Tintagel Close

Rushden, Northants NN10 0QN



Simpson & Weekley

Occupying a generous corner position with a substantial hedge-enclosed frontage, this impressive four-bedroom detached family home offers spacious and beautifully presented accommodation throughout, together with a double garage and ample off-road parking.

The ground floor provides versatile living space comprising a spacious entrance hall, a large living room with opening doors to the rear garden, separate study room/home office, a convenient downstairs cloakroom and a superb open-plan kitchen/dining room, which has been thoughtfully re-fitted to create the ideal hub for both families and entertaining.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from a stylish re-fitted en-suite bathroom. A contemporary family shower room serves the remaining bedrooms.

Externally, the property enjoys a large front garden enclosed by mature hedging, providing an attractive degree of privacy, whilst the enclosed rear garden offers a pleasant and secure outdoor space. Further benefits include a double garage and off-road parking.

The property itself is situated towards the Southeast side of Rushden, just off the highly-regarded Barrington Road, making this an ideal property for families - with amenities just a short walk away, ample countryside walks nearby, and schools for all ages. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, providing further shops, restaurant's, cafe's, and immediate access to miles of beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

EPC Ordreed, Council Tax Band E

Offers In Excess Of £483,000



4



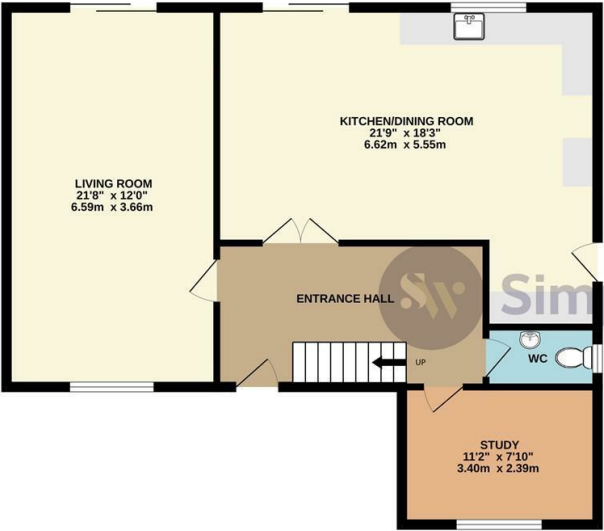
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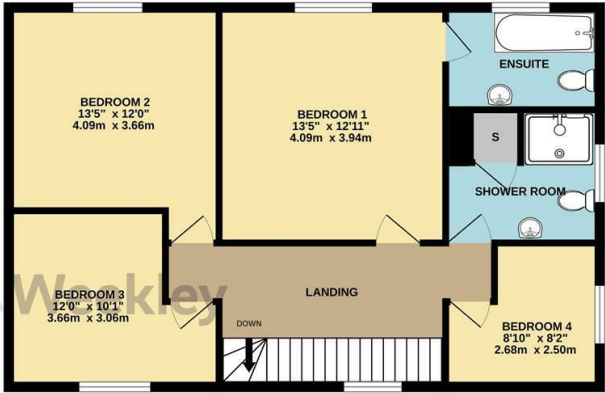
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GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.4 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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