



11 Poppy Close
Rushden, NN10 0TX



Simpson & Weekley

****EXTENDED THREE-BEDROOM DETACHED HOME**** Simpson and Weekley are delighted to offer to the market this extended three-bedroom family home, situated in a quiet cul-de-sac on the popular Greenacre development on the South side of Rushden.

The current owners have enhanced the property to a high standard throughout, with accommodation now comprising in brief an entrance hall, downstairs WC, living room, re-fitted kitchen/dining room, utility room accessing the garage, and an extension to the rear providing a further reception space with underfloor heating and folding doors to 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, there is a private driveway providing off-road parking for several cars, in addition to a single garage, and to the rear is a beautiful fence-enclosed garden with a pagoda - perfect for outdoor seating, hosting or entertaining.

The property itself is quietly positioned in a cul-de-sac location, with all the amenities you could expect being within easy access in 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, 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 Ordered , Council Tax Band D

£335,000



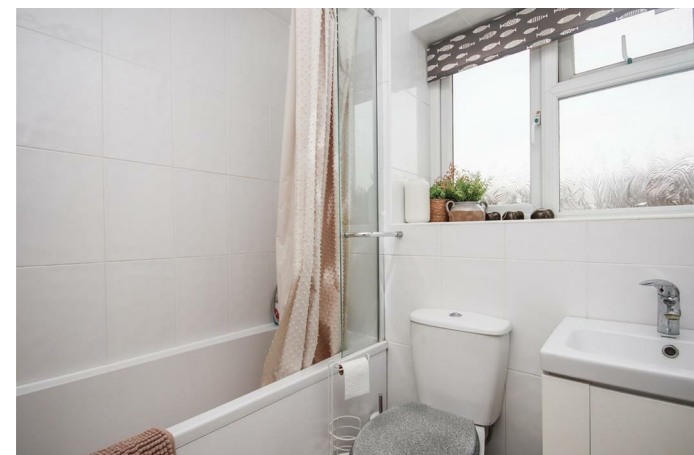
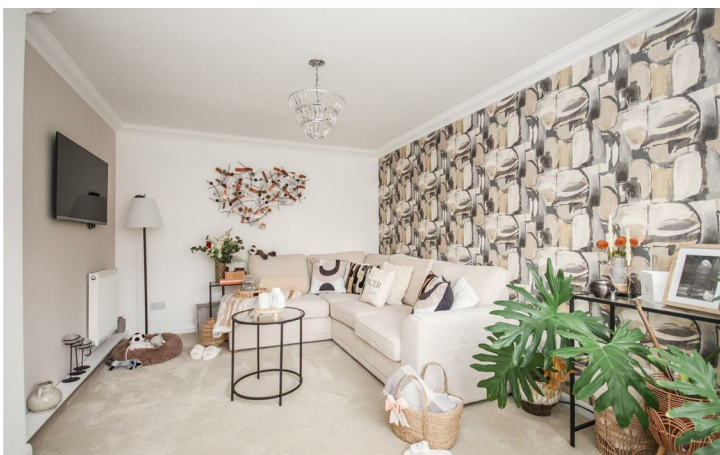
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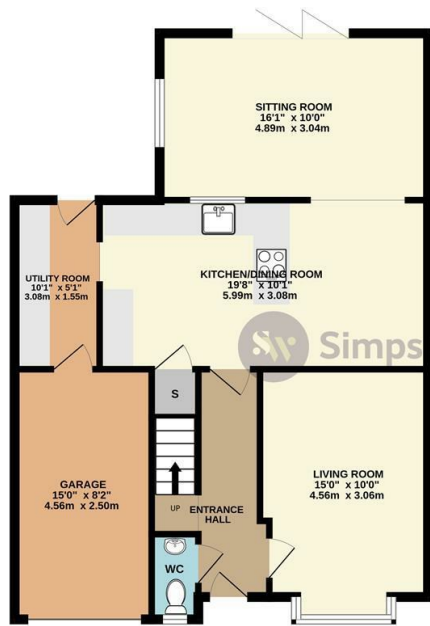
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GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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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