

3 The Moorlands

Rushden, Northants NN10 6EU

Simpson & Weekley

A substantial six bedroom, three en-suite executive family home. Situated within a private electric gated development of three executive dwellings on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the popular Rushden Lakes development. Rushden is ideally positioned between the A45 and A6 offering excellent links to the A14, M1 and train stations in Wellingborough and Bedford.

This ideal family home is entered via a welcoming hallway and offers generous living accommodation set over three floors and comprising in brief; living room, family room, dining room, kitchen breakfast room, utility room, conservatory and WC downstairs. The first floor offers four double bedrooms, three of the bedrooms benefit from en-suite shower rooms and there is a large family bathroom. The top floor offers two further rooms that can be used as bedrooms but also offer the flexibility of an office and home gym/cinema room.

Externally you have access all around the home, a very well presented private mature rear garden with two separate seating areas, the front of the home offers ample off street parking for several cars and a large double garage which also has a rear door opening onto the rear garden. The home also benefits from gas central heating and double glazing throughout. An internal viewing is highly recommended to fully appreciate everything this beautiful home has to offer. EPC Rating C, Council Tax Band G.

Offers Over £650,000

6 4 4



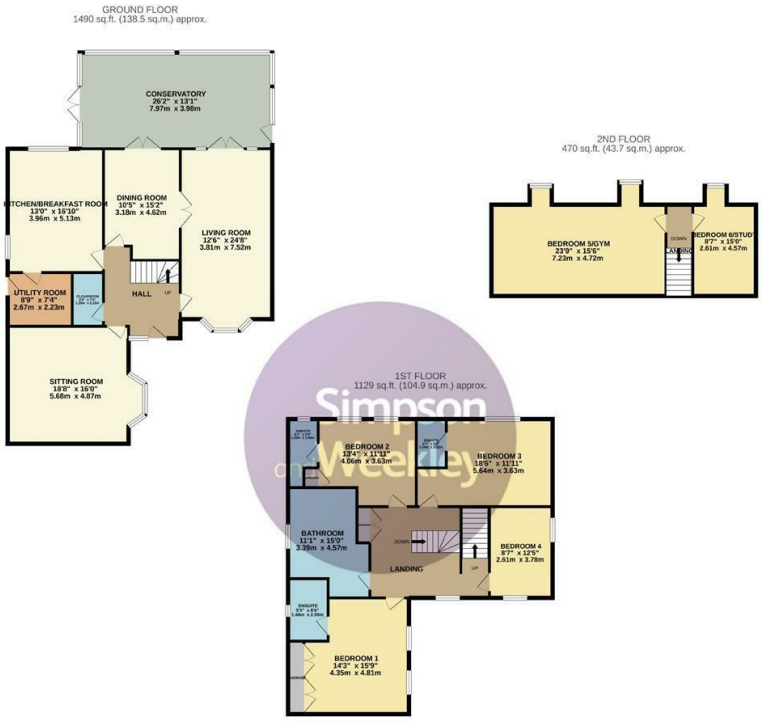




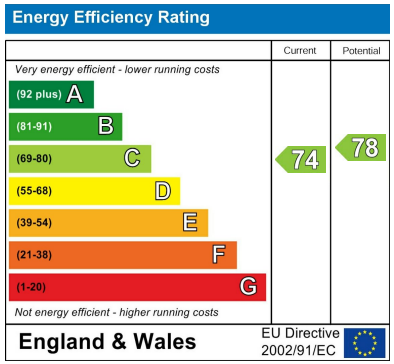




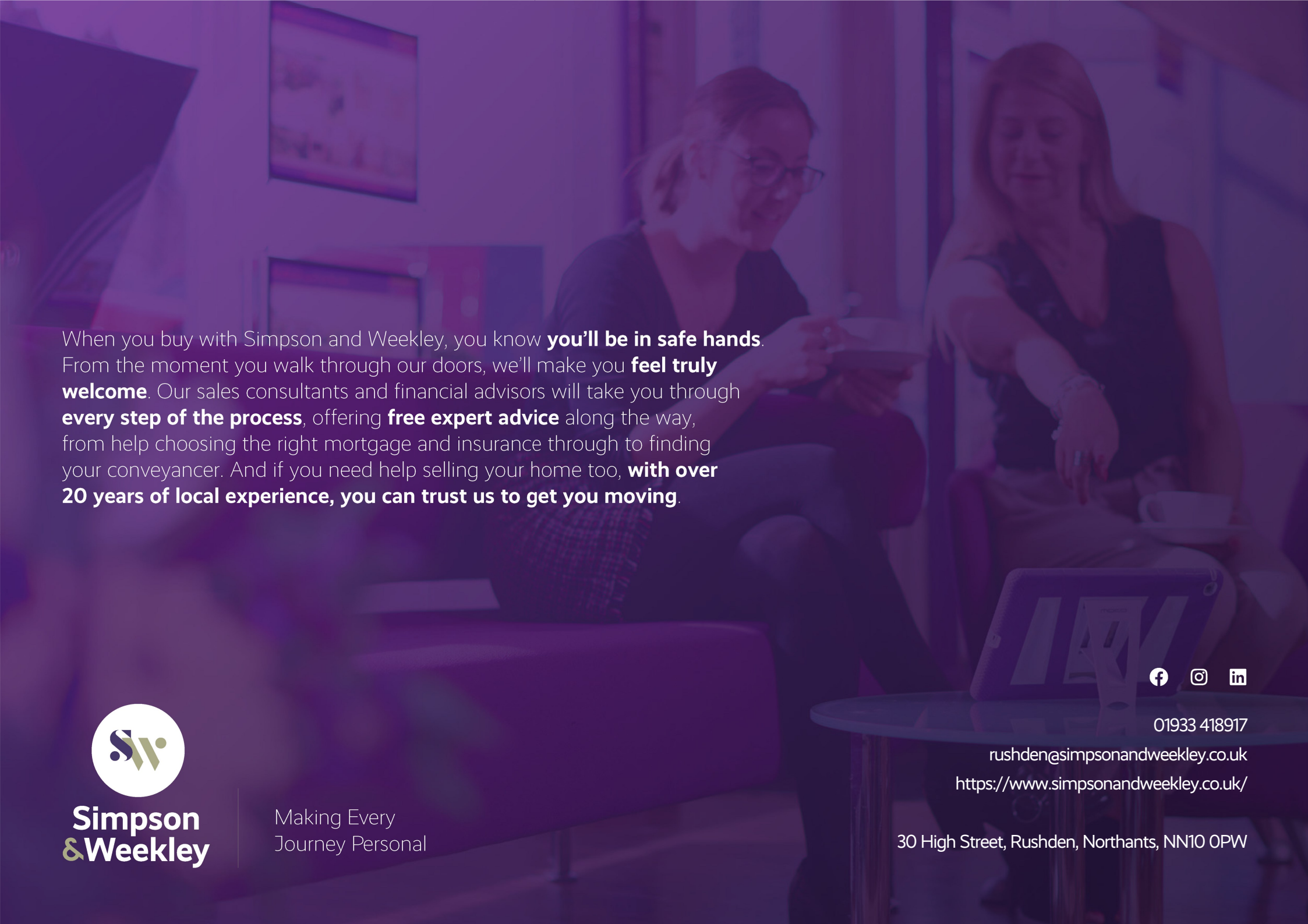
Simpson & Weekley


GROUND FLOOR
1490 sq.ft. (138.5 sq.m.) approx.
CONSERVATORY
20'2" x 13'1"
7.97m x 3.98m
KITCHEN/BREAKFAST ROOM
13'0" x 16'10"
3.96m x 5.13m
DINING ROOM
10'5" x 15'2"
3.18m x 4.62m
LIVING ROOM
12'6" x 24'8"
3.81m x 7.52m
UTILITY ROOM
8'9" x 7'4"
2.67m x 2.23m
HALL
SITTING ROOM
18'8" x 16'0"
5.68m x 4.87m
2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.
BEDROOM 5/GYM
23'9" x 15'6"
7.23m x 4.72m
BEDROOM 6/STUD
8'7" x 15'0"
2.61m x 4.57m
1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.
BEDROOM 2
13'4" x 11'11"
4.06m x 3.63m
BEDROOM 3
18'9" x 11'11"
5.64m x 3.63m
BATHROOM
11'1" x 15'0"
3.39m x 4.57m
LANDING
BEDROOM 4
8'7" x 12'5"
2.61m x 3.78m
BEDROOM 1
14'3" x 15'9"
4.35m x 4.81m
TOTAL FLOOR AREA : 3090 sq.ft. (287.1 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 Metropix ©2021




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
74
78
England & Wales
EU Directive 2002/91/EC





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson & Weekley

Making Every Journey Personal

01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW