



31B Ashridge Close  
Rushden, NN10 9HS



**Simpson & Weekley**

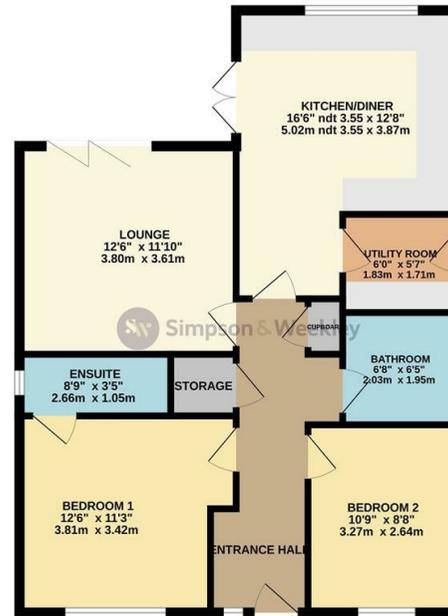
\*\*\*BRAND NEW DETACHED BUNGALOW\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful detached two bedroom bungalow. Nestled beautifully in the corner of the highly desirable Ashridge Close on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, open countryside and the always popular Rushden Lakes development. The property has been finished to an extremely high standard throughout and boasts living accommodation set over one floor and comprising in brief; entrance hallway, living room at the rear of the home with bi-folding doors opening onto the rear garden, a fantastic modern kitchen with integrated appliances, utility room, a large master bedroom with en-suite shower room, a second double bedroom and a separate family bathroom. The home also benefits from individually zoned underfloor heating and modern double glazing throughout. Externally there is a fully enclosed private rear garden that will come fully turfed before completion, a front garden and off street parking for two cars along with an electric car charging point. This bungalow has to be seen to fully appreciate the finish and quality of craftsmanship on offer. The property is also offered to the market with no upper chain. EPC Rating, Council Tax Band



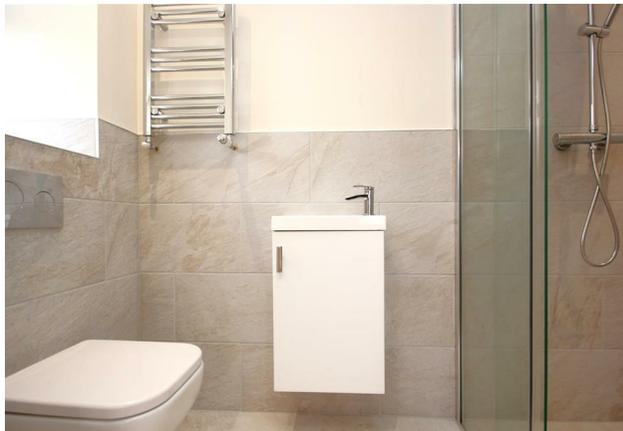
£350,000



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA - 773 sq ft (71.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors 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 Merge 12/2020



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW