



9 Talbot Road
Rushden, NN10 9NS



Simpson & Weekley

****SOLD PRIOR TO MARKETING**** Simpson and Weekley are delighted to offer to the market this beautifully presented 1930s bay-fronted semi-detached home, having been comprehensively improved by the current owners, offering accommodation in impeccable condition throughout.

There is well-appointed accommodation arranged over two floors. A bright and welcoming entrance hall gives access to a bay-fronted living room, ground floor cloakroom/WC and a separate sitting room which opens seamlessly into the impressive extended kitchen/dining room. This stunning open-plan space features skylights and tri-folding doors to the rear garden, creating a bright and airy atmosphere.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two generous doubles and a single bedroom, together with a beautifully re-fitted family bathroom finished to a high standard.

Externally, the property benefits from a paved driveway to the front providing off-road parking, with gated side access leading through to the rear garden where additional parking can be accommodated if required. A detached single garage is situated to the side within the garden, and the south-facing rear garden is a particular feature, enjoying a good degree of privacy and comprising a lawned area alongside a paved patio, ideal for outdoor dining and entertaining.

The property itself is positioned close to a range of local amenities including shops, schools and parks, with Rushden town centre and the popular Rushden Lakes shopping and leisure complex both within easy reach. Excellent road links via the A6 and A45 provide convenient access to Wellingborough, Northampton and Bedford, while nearby Wellingborough railway station offers direct services to London St Pancras, making the area ideal for commuters.

EPC Rating C, Council Tax Band C.

Offers In Excess Of £300,000



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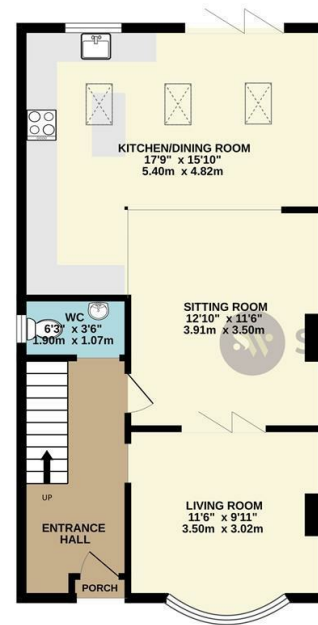


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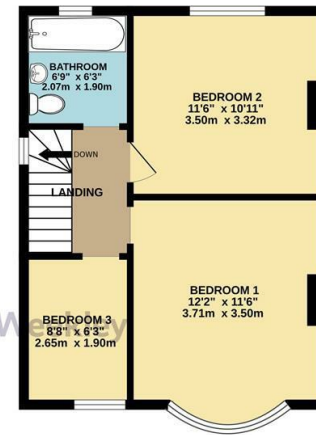


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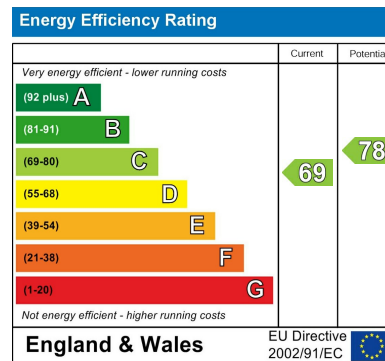
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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