



8 Farndish Close

Rushden, Northamptonshire NN10 9AD



**Simpson & Weekley**



Set in a cul-de-sac setting is this well presented, modern, four bedroom detached family home. Having been altered over the years to now include an open plan re-fitted kitchen/dining room and more recently having largely undertaken the conversion of the garage into a further reception room, this property really does suit a growing family with it's spacious ground floor layout whilst still retaining a comforting feel that would equally attract a smaller family or couple. The kitchen and utility room are modern whilst the en-suite and family bathroom have both been refitted and the house now benefits from reduced energy costs due to the addition of solar panels. The accommodation in brief comprises entrance hall, lounge with double doors to an open plan kitchen/dining room, utility room and cloakroom to the ground floor. To the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is an enclosed rear garden mainly laid to lawn with a paved patio and a lawned front garden with a driveway providing off road parking for two cars. EPC Rating B, Council Tax Band D



Offers In Excess Of £390,000



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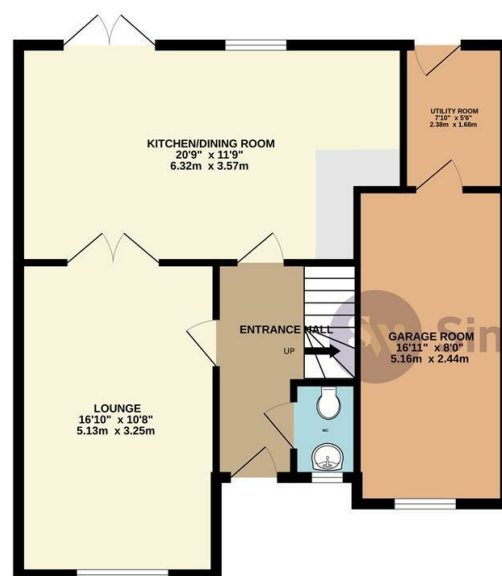


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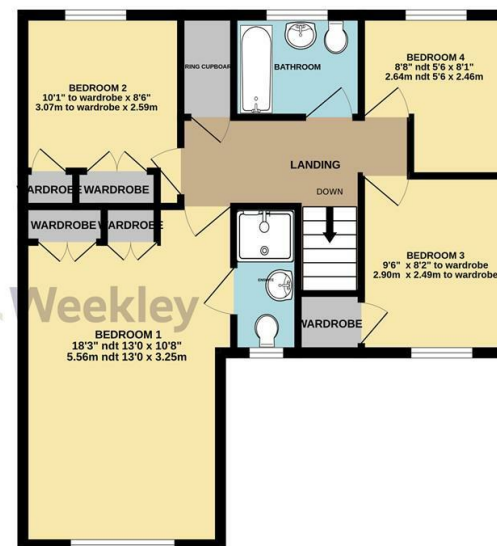


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GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.

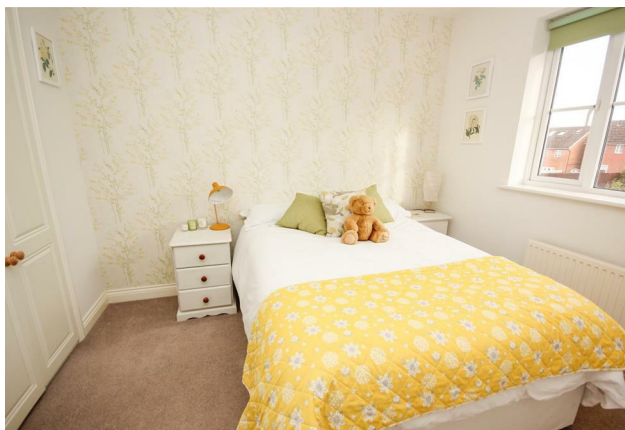



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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