



Charnwood House Hayway

Rushden, NN10 6AG



Simpson & Weekley

14 Hayway, Rushden, NN10 6AG

We are acting in the sale of the above property and have received an offer of £450,000 on the above property.

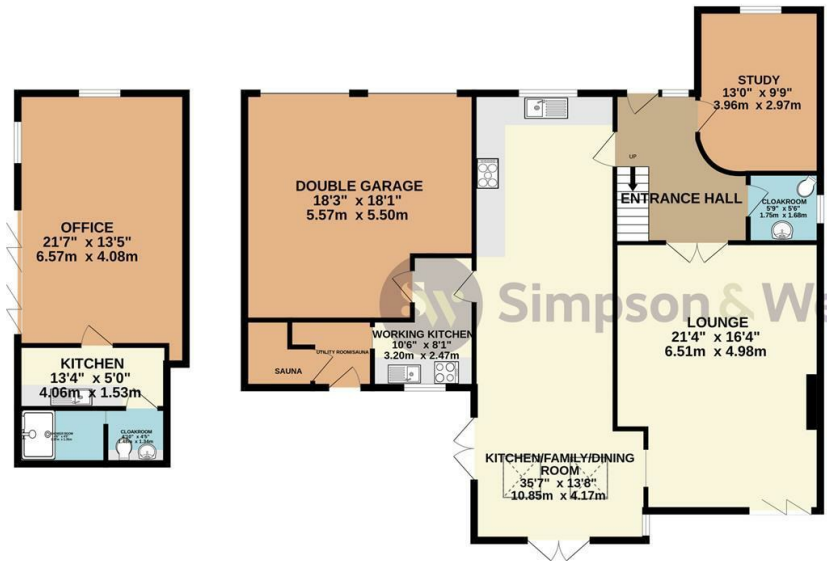
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

"Impressive Garden Office" This individually built, five bedroom detached family home is located on the prestigious 'Hayway' – just a short walk from Rushden Lakes, and is securely set behind electric gates. The property is entered via an entrance hall with double doors to the primary living room where you will find a partially vaulted ceiling with skylight windows, bi-fold doors to the garden and a walkway through to a large, open plan kitchen/dining/family room where French doors to both the side and rear add additional light to the already light and airy reception space created by the front and skylight windows. There is also a 'workers kitchen' with access to a utility area and sauna, access to the integral double garage, a modern fitted cloakroom and office/sitting room completing the ground floor accommodation. To the first floor the galleried landing provides access to all principle first floor rooms to include a refitted four piece family bathroom and five bedrooms with an en-suite to the master bedroom. Externally there is an enclosed front garden with boundary brick walling, block paved off road parking for several cars, access to a double garage, garden areas with water feature and electric gates to the street. To the rear the enclosed rear garden is mainly laid to lawn with a paved patio area and a stunning, garden office with roofed veranda, ft x ft office room with bi-fold doors overlooking the garden. Insulated and with air condition, double glazing, ceiling downlighters, a kitchen and shower room this garden office provides an ideal space for several people to work, to be used as a large games room or a number of other uses. A fantastic

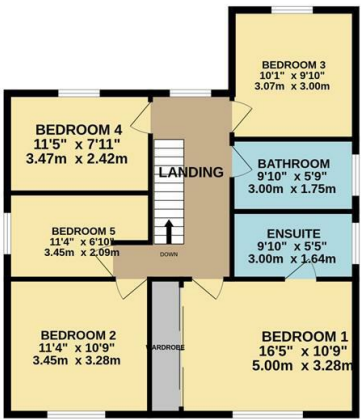
£500,000



GROUND FLOOR
1816 sq.ft. (168.7 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2591 sq.ft. (240.7 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) 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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