



106B Irchester Road  
Rushden, NN10 9XQ



**Simpson & Weekley**

## Exceptional 3/4 Bedroom Detached Executive Bungalow.

Tucked away down an exclusive private road, this substantial detached bungalow sits on an enviable plot that benefits from a good degree of privacy. Offering well maintained, versatile single-level living, the property is perfectly suited for a growing family or those seeking premium lateral space. The location offers the best of both worlds: peaceful privacy within walking distance of the High Street and parks, just 1.5 miles from Rushden Lakes, and 3.5 miles from Wellingborough Station (with direct 45-minute trains to London St Pancras).

Inside, the spacious entrance hall connects all principal rooms. The living space includes a large lounge overlooking the garden, a formal separate dining room, an open-plan kitchen/breakfast room with a separate utility, and a large, heated year-round conservatory.

The flexible accommodation boasts three generous double bedrooms and a dedicated home office that easily functions as a fourth bedroom. Serving the home is two contemporary bathrooms - the sleek, recently refitted family bathroom and a private refitted en-suite to the master bedroom.

Externally, the impressive plot features established, wrap-around gardens offering an excellent degree of privacy, ample parking for several cars, and a detached double garage. A unique property that simply has to be seen to be fully appreciated. EPC Ordered, Council Tax Band E

£650,000



4



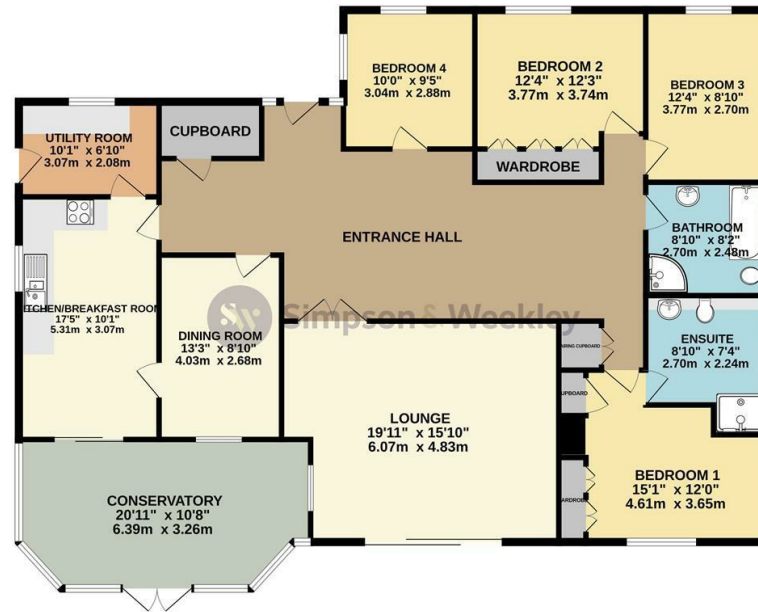
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GROUND FLOOR  
1956 sq.ft. (181.7 sq.m.) approx.



TOTAL FLOOR AREA: 1956 sq.ft. (181.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropac (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	



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