



44 Betony Walk
Rushden, NN10 0TL



Simpson & Weekley

****STUNNING REAR EXTENSION**** Simpson and Weekley are delighted to offer to the market this beautifully presented and extended two-bedroom semi-detached home, which has been thoughtfully improved by the current owner to offer stylish, modern accommodation throughout. Benefitting from a re-fitted kitchen and bathroom, a versatile rear extension, off-road parking for two vehicles and a generous, low-maintenance rear garden, this lovely home would make an ideal first-time purchase or for those looking to downsize.

The ground floor accommodation comprises an entrance porch leading into a spacious and welcoming living room, a stylish re-fitted kitchen and a thoughtfully designed extension to the rear, providing a separate dining area or sun room. This versatile additional space enjoys views over the rear garden. To the first floor are two well-proportioned double bedrooms and a modern re-fitted family bathroom, all presented to a lovely standard throughout.

Externally, the property benefits from off-road parking for two vehicles to the front. To the rear is a generous, low-maintenance garden, offering plenty of space for outdoor seating, relaxing and entertaining. A particular feature is the substantial shed/workshop, complete with light and power, providing excellent additional storage or a practical space for hobbies and projects.

Betony Walk is conveniently situated within Rushden, offering easy access to a range of local amenities, schools and green spaces. Rushden town centre provides a variety of shops, cafés and everyday facilities, whilst the popular Rushden Lakes shopping and leisure complex offers an extensive selection of retail outlets, restaurants and entertainment options. The area also benefits from good road links to neighbouring towns, including Wellingborough, Northampton and Bedford, making it a convenient location for commuters and families.

£235,000



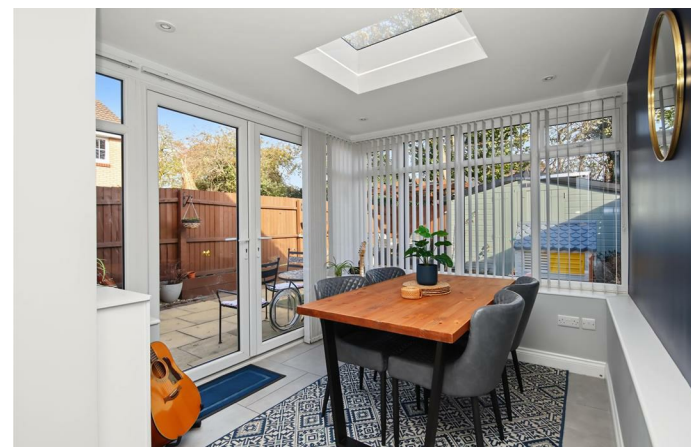
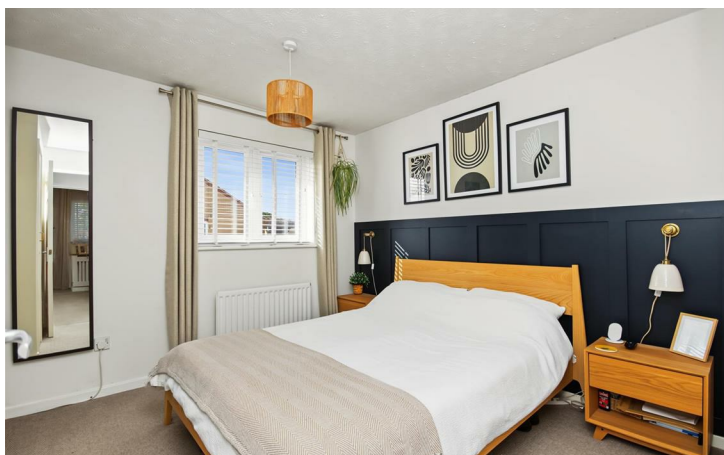
2



1



2



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TOTAL FLOOR AREA- 680 sq ft. (63.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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