

# 136 Greenacre Drive

Rushden, Northamptonshire NN10 0XB

Simpson & Weekley

**PRICED TO SELL!! DONT MISS OUT** **EXTENDED FOUR-DOUBLE BEDROOM FAMILY HOME** NO CHAIN** Simpson and Weekley are delighted to offer to market this impressive, executive detached family home, tucked away in a quiet cul-de-sac on the popular Greenacre drive development.

There is extended and well-appointed accommodation, all set across two floors. In brief, the ground floor accommodation comprises a spacious entrance hall, bay-fronted living room, cloakroom/WC, utility room, access to the garage, and a beautiful open-plan kitchen/family room with skylights and bi-folding doors opening to the garden. On the first floor, you will find four double bedrooms with an ensuite to the master, built-in wardrobes to three of the rooms, and a separate family bathroom with a freestanding bath.

Externally, you will find a driveway providing off-road parking for three cars, in addition to the integral garage, and to the rear is a fence-enclosed garden, with a cabin/home office which has light, power and cable connected.

The property itself is situated on the Southern side of Rushden in a quiet cul-de-sac, with all the amenities you could expect being within easy access in the town centre, and the popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, where you will find a further selection of shops, restaurants, cafe's, and immediate access to miles of beautiful countryside walks and cycle paths.

EPC Rating C, Council Tax Band E.

Offers Over £425,000

4 2 2











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GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.

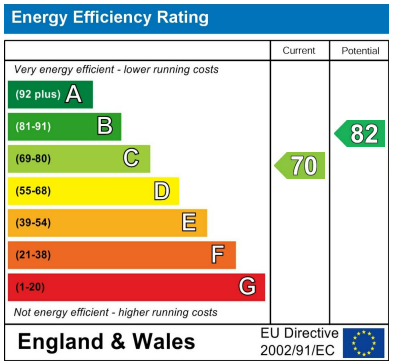



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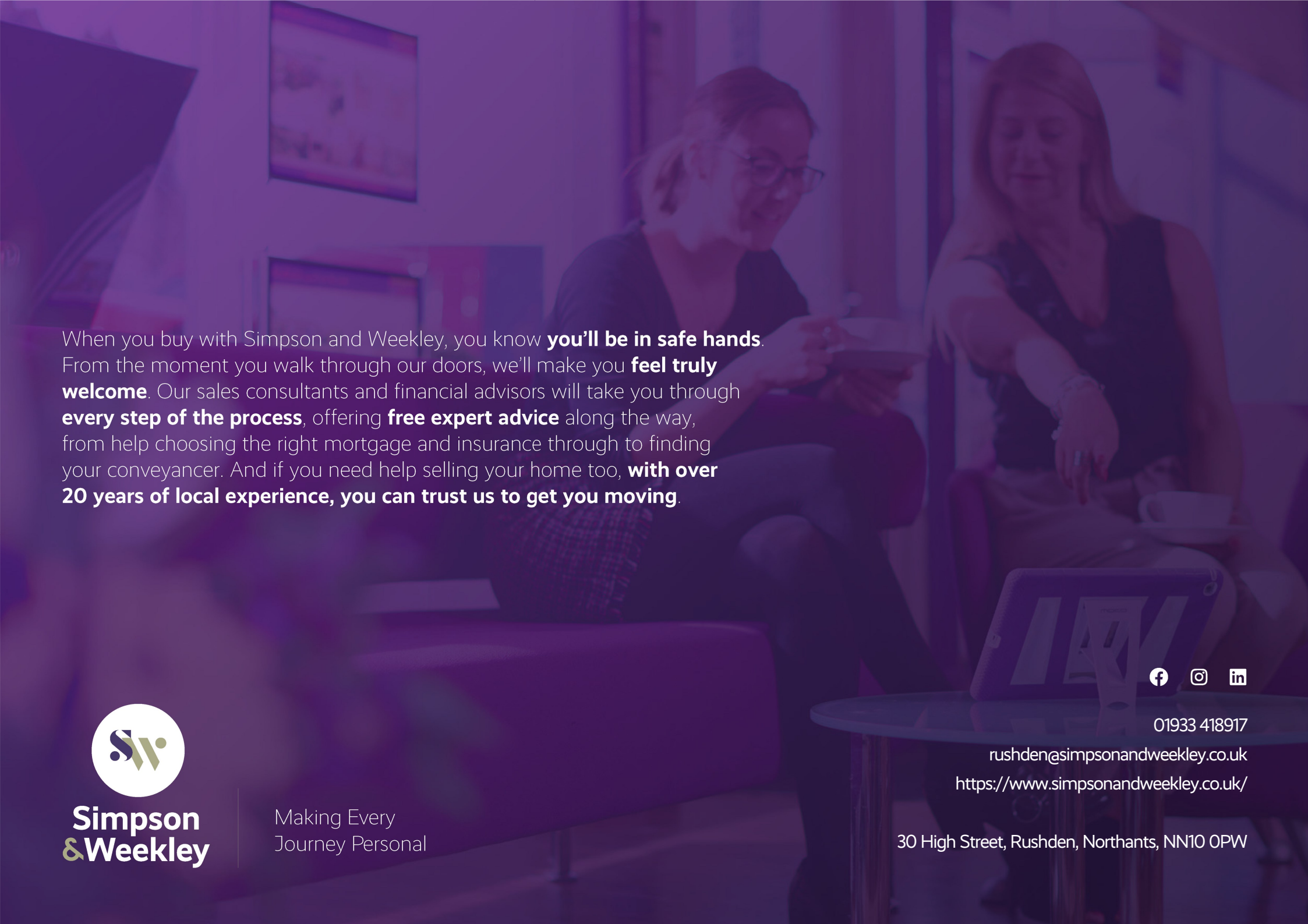
TOTAL FLOOR AREA : 1648 sq.ft. (153.1 sq.m.) approx.

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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01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW