



9 Willow Herb Close  
Rushden, NN10 0GB



Simpson & Weekley

\*\*\*CUL-DE-SAC LOCATION\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. Ideally located on the south side of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, dining room, modern kitchen breakfast room and WC downstairs. The first floor boasts a large master bedroom with modern en-suite shower room, two further double bedrooms, a single fourth bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, a small front garden, a detached single garage and long driveway to the side of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating, D. Council Tax Band E

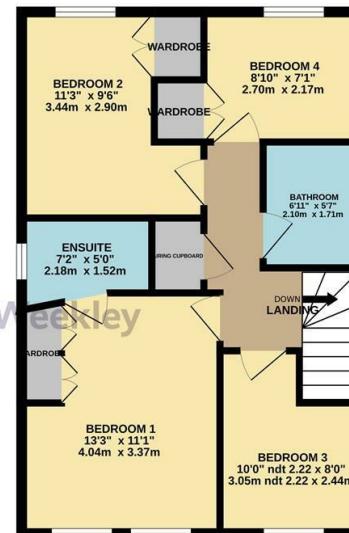
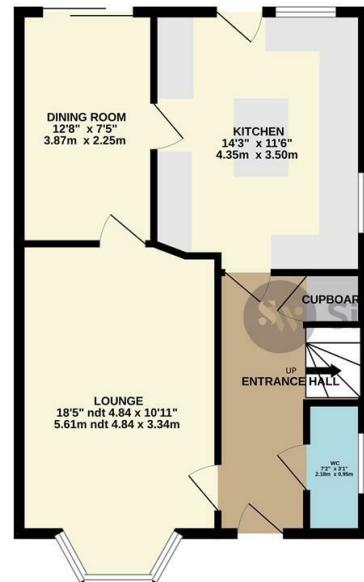
Offers In Excess Of £375,000



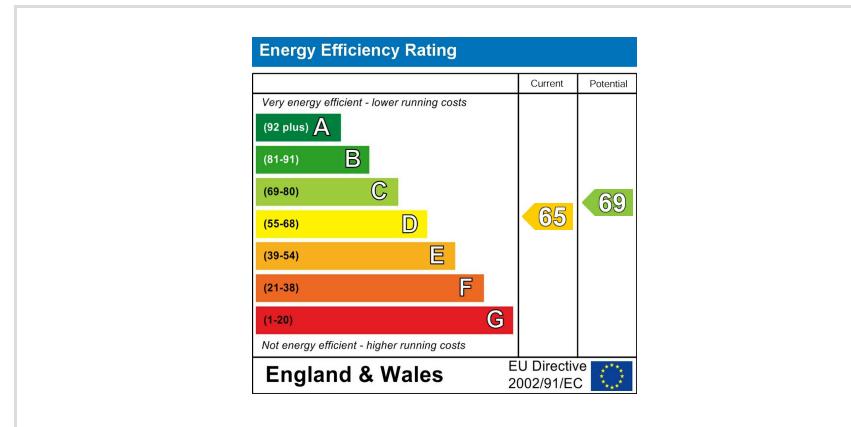
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GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq ft. (101.2 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 heating system and hot water system have not been tested and no guarantee as to their operability or efficiency can be given.  
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