



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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DINING ROOM
12'8" x 7'5"
3.87m x 2.25m

KITCHEN
14'3" x 11'6"
4.35m x 3.50m

LOUNGE
18'5" n/dt 4.84 x 10'11"
5.61m n/dt 4.84 x 3.34m

ENTRANCE HALL
7'2" x 1'11"
2.15m x 0.55m

WC
2'2" x 5'6"
0.66m x 1.68m

CUPBOARD

UP

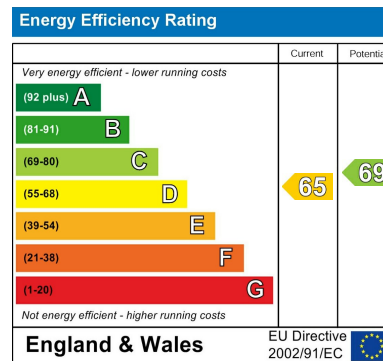
The floor plan shows a central landing area with a staircase labeled 'DOWN' and an arrow pointing right. The layout includes:

- Bedroom 1:** 13'3" x 11'1" (4.04m x 3.37m) - Yellow room at the bottom left.
- Bedroom 2:** 11'3" x 9'8" (3.44m x 2.90m) - Yellow room at the top left.
- Bedroom 3:** 10'0" ndt 2.22 x 8'0" (3.05m ndt 2.22 x 2.44m) - Yellow room at the bottom right.
- Bedroom 4:** 8'10" x 7'1" (2.70m x 2.17m) - Yellow room at the top right.
- Ensuite:** 7'2" x 5'0" (2.18m x 1.52m) - Light blue room between Bedroom 1 and Bedroom 2.
- Bathroom:** 6'11" x 5'7" (2.10m x 1.71m) - Light blue room between Bedroom 3 and Bedroom 4.
- Wardrobes:** Three grey wardrobes are located in the yellow rooms: one in Bedroom 1, one in Bedroom 2, and one in Bedroom 4.
- Other Features:** A 'BRG CUPBOARD' is located between the Ensuite and Bedroom 1. A 'WARDROBE' is also indicated near the bottom left corner.

TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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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