



2-4 Talbot Road
Rushden, Northamptonshire NN10 9NS



Simpson & Weekley

"Extended, character features, modern open plan kitchen/family room with bi-folds and sky lantern and parking via a car port and oversized garage, the perfect family home".

Occupying a double corner plot, this extended, double bay fronted, individually built, detached house offers a perfect blend of character and modern living. As you step inside from the porch, you enter a spacious hallway via the original solid oak front door, the original herringbone wood flooring carries on through to both the lounge and dining room - each also boasting original open fireplaces and elegant picture rails. In more recent years there has been a substantial extension that now provides a light and airy open plan kitchen/family room. With its solid wood island unit breakfast bar, granite work tops, integrated appliances, sky-light and bi-fold doors, this space offers both convenience and a perfect space for entertaining. A utility room and shower room complete the ground floor accommodation. The dog-legged stair case leads to a cosy landing with space for a seating area where light streams in through the stained glass window and there are doors to three double bedrooms and a family bathroom.

Externally there is a mature front garden with boundary brick walling and an established rear garden offering a good degree of privacy where you will find a large lawn with a centralised pond sheltered under the branches of an impressive Acer tree that is possibly as old as the house! There is also a composite decking area, a brick-built garden room with vaulted ceiling, French doors, power and lighting, a store barn and a side door to the garage. Parking is a breeze with electric gated access to the lit car port and oversized garage and there is potential for further parking via sliding gates to the side of the extension (stpp).

(According to Section 21 of the Estate Agency Act 1979 we disclose that the owner of this property is an employer, employee or associate of Simpson and Weekley Ltd

Asking Price £400,000

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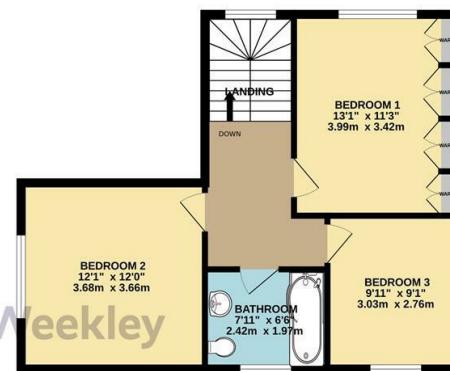


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GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

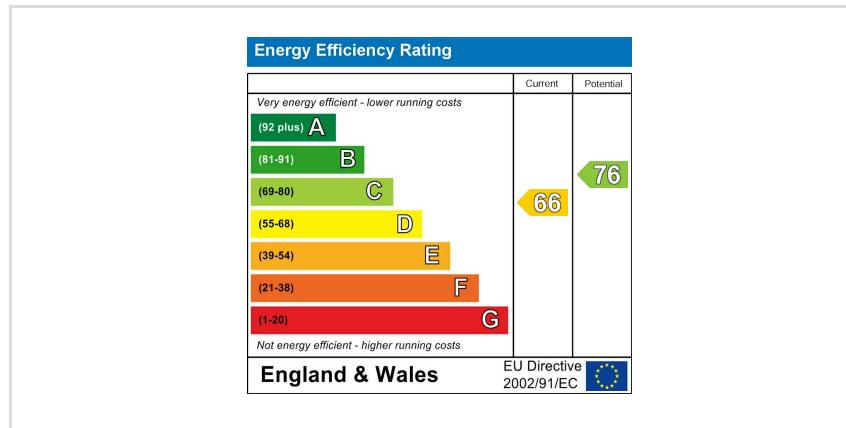


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TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

This floor plan is believed to be accurate and is for illustrative purposes only. It is not to scale and is not a legal document. 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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