35 Sunningdale Drive
Rushden
Northamptonshire
NN10 0YJ

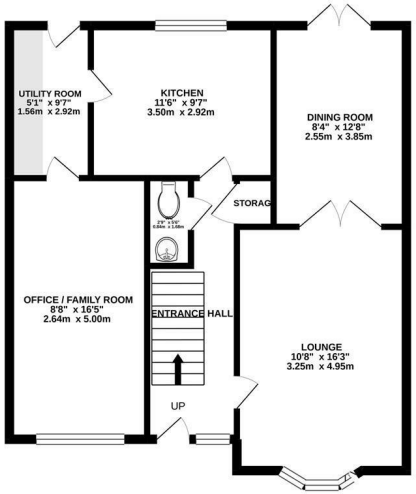
£335,000

OSCAR JAMES

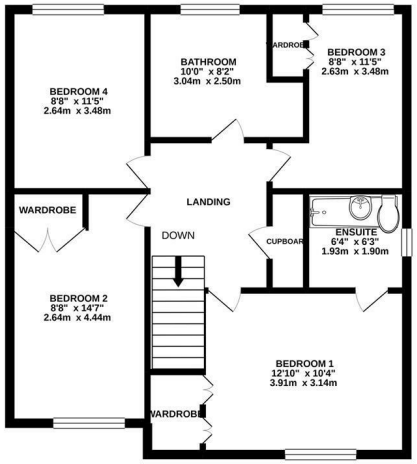
...expect excellence

FLOOR PLANS

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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AT A GLANCE...

- Lounge, dining room and study/family room
- Kitchen & utility room
- Four bedrooms
- Family bathroom, en-suite and downstairs WC
- Private, low maintenance garden
- Off road parking

WHAT'S GREAT?

Offered to the market in immaculate order throughout and benefitting from four double bedrooms and a low maintenance, private rear garden, this family home is situated on a quiet street in Rushden. Rushden enjoys a vibrant high street with a range of shops, pubs and eateries and the recently opened Rushden Lakes shopping and leisure complex is just minutes away.

The accommodation in this beautiful property is set over two floors, the downstairs comprises of; a large entrance hall that provides access to both the lounge and the kitchen, a spacious lounge that boasts a beautiful bay window to the front, double doors leading into the dining area and a feature fireplace. The dining area has patio doors that open out onto the private garden and also provides access to the well equipped kitchen, hosting integrated appliances and ample storage. There is an additional utility room that has access to the garden and also leads to the flexible study/family room.

A fantastic feature of this property is the upstairs space. There are four double bedrooms including a particularly large main bedroom, with built in wardrobes and ensuite facilities. The second and third bedroom also benefit from built in wardrobes creating lots of useful storage space. Additionally, the majority of the carpet upstairs has been recently refitted by the current owner which is a huge benefit!

Outside, to the front of the property is a driveway for multiple cars and to the rear is a low maintenance, exceptionally private garden with artificial grass and a gorgeous patio area.

This property is truly superb and an internal viewing comes highly recommended, contact our Oscar James Burton Latimer Branch on 01536 722222.

SELLER'S SECRET

I have lived in this house for a number of years and it's been fantastic!! The bedrooms are such great sizes and can accommodate for a growing family. I decided to make the garden completely low-maintenance which is brilliant all year round, with the added bonus of it not being overlooked at all! I hope the new owners love it as much as I have.

Why we like it....

WOW! What a beautiful property with a great amount of versatile space. The downstairs accommodation can be flexible depending on your needs, and the converted garage space is perfect for an office or as an extra family room! We don't expect this property to be on the market for long!

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....