



Westfield Avenue, Rushden, Northamptonshire. NN10 9RB





3 Bedroom Semi-Detached House

£250,000

Two brand new semi-detached houses designed to be used as 3-bedroom houses as we amended the planning and added a spare room on the first floor.

These houses are built using a traditional brick and block construction with a 10-year NHBC warranty. No expense has been spared with a fully integrated kitchen and black granite work surfaces, UPVC double glazed windows and doors, UPVC soffits and Barges. A coloured monocouche render to provide a comfortable family home with little maintenance.

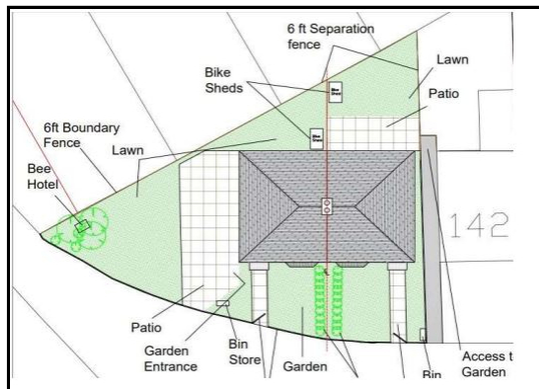
- Brand new
- NHBC 10 year warranty
- Designed as 3 beds
- Fully integrated kitchen appliances
- Large kitchen breakfast room
- Granite worktops
- Block paved front gardens
- Awaiting EPC and council tax band



General Description:

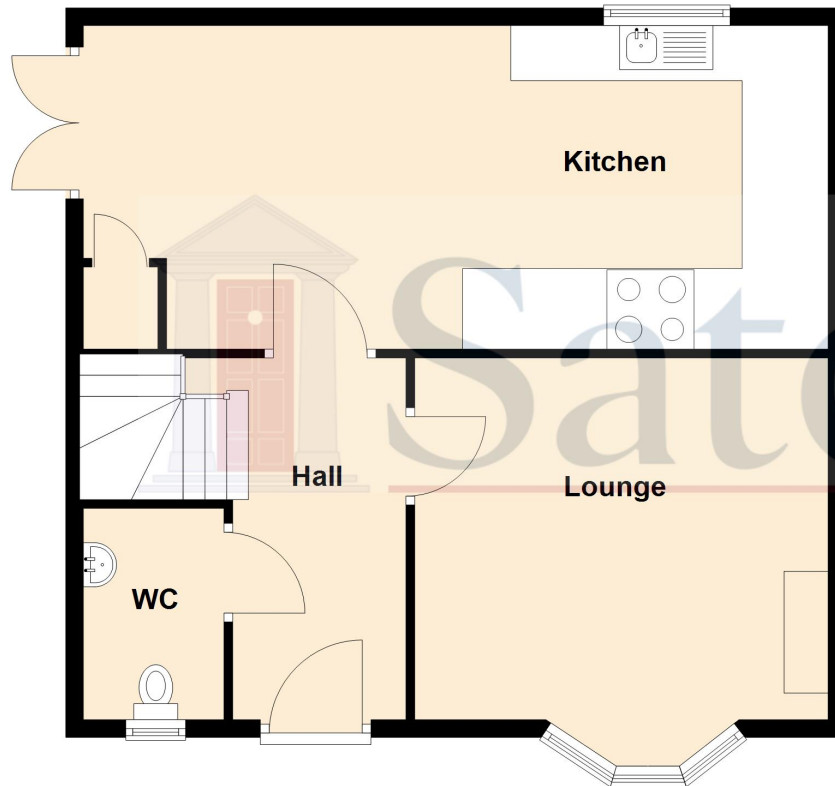
On the ground floor, we have an entrance hall, cloakroom, and a well-proportioned sitting room that is 3.4m by 3.1 m with an attractive bay window to the front. To the rear we have a particularly spacious 5.5 m fully integrated Kitchen/Breakfast room with two separate ovens positioned side by side, ceramic hob with extractor over, fridge freezer, dishwasher and a washer/dyer. The worktops will either be black granite or quartz. The kitchen also features double opening doors that lead to the garden, there is also a walk-in style understairs cupboard. Upstairs there are two double bedrooms one with a single built-in wardrobe and the other with a double, there is also a spare room that could be used as a study and a very well-appointed bathroom. Each of the bedrooms has been designed with plywood inset so that televisions can be mounted on the walls securely.

The houses are built to an excellent standard and benefit from a 10-year NHBC warranty, the gardens will be landscaped and fenced and the front gardens will be block paved, carpets or wooden floors are not supplied but the builder would allow them to be fitted between exchange and completion.

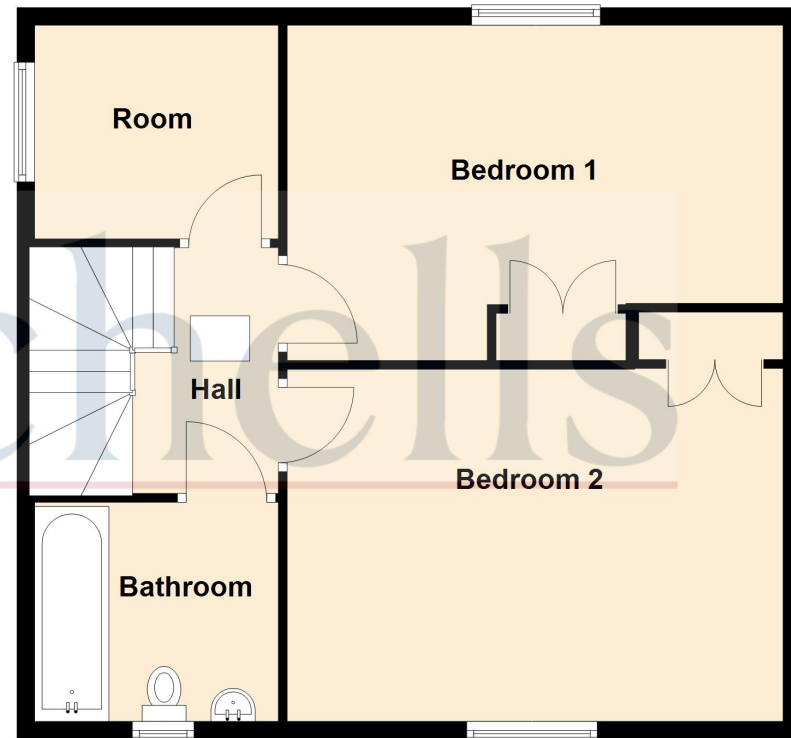


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.