

OFFERS IN EXCESS OF

£425,000

Station Road

Rushton, NN14 1RL

PROPERTY SUMMARY

On Station Road in the heart of Rushton village, this beautifully presented three bedroom property has been finished and maintained to an immaculate standard that is immediately apparent from the very first moment you arrive. The ground floor is arranged generously for modern family life, beginning with a welcoming lounge complete with a working fireplace, providing a relaxed and comfortable space to come together and unwind at the end of the day. Adjacent, a separate dining room delivers a proper setting for family meals and entertaining, while the neatly fitted kitchen sits alongside a dedicated utility room that takes care of laundry and everyday storage with real ease. A ground floor WC adds genuine practicality, along with a storage cupboard that helps keep a busy household running smoothly. Upstairs, three well proportioned bedrooms provide versatile accommodation suited to growing families, professionals, or buyers taking their first step onto the property ladder. A family bathroom completes the upper floor, presented to the same immaculate standard found throughout. Outside, the wrap around garden is a genuine highlight, extending to multiple aspects and offering outdoor space to suit every occasion, from quiet mornings to relaxed summer evenings. A garage provides secure parking alongside valuable additional storage and furthermore, the property is installed with the latest Air Source Heat Pump technology, making this a most economical home to run, The real standout, however, is the purpose built, fully functional home office installed with air conditioning and is located within the garden. A fully separate and dedicated workspace surrounded by the beautiful garden that makes this property genuinely exceptional for those who work from home.

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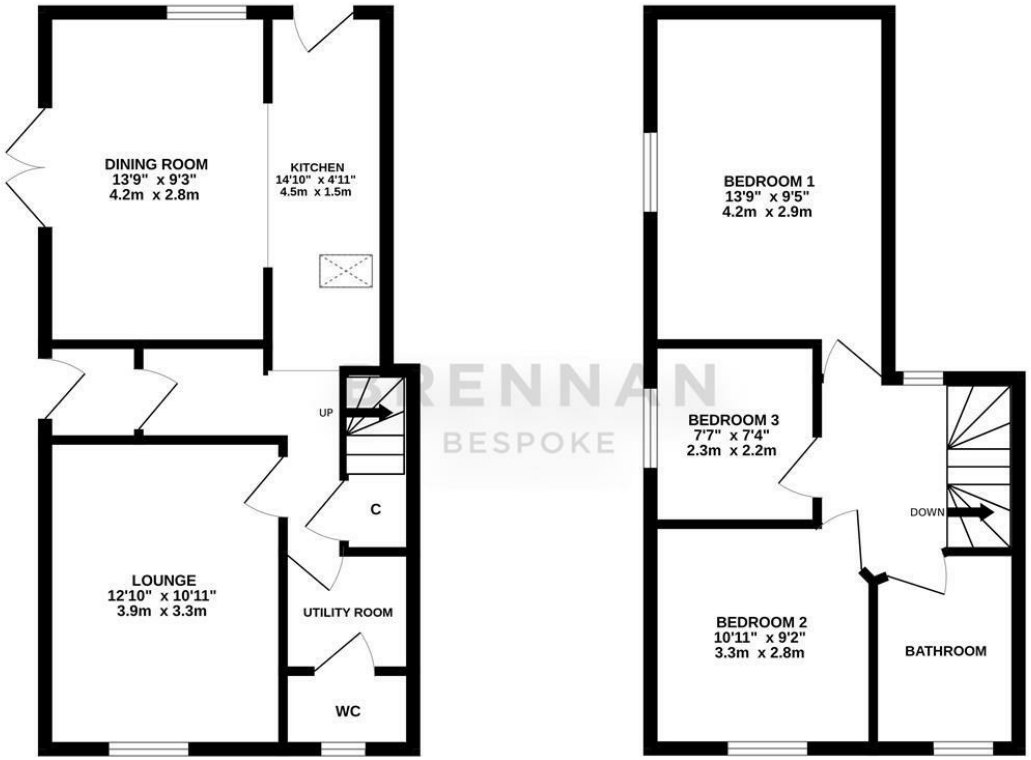






GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

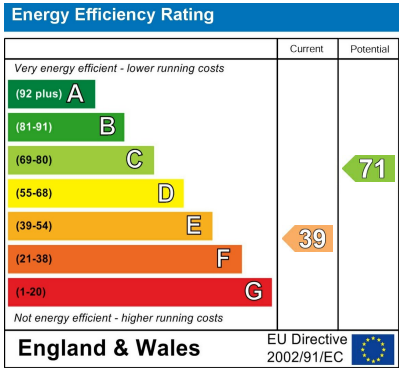
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
NNC

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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