



11 Clover Drive
Rushden, NN10 0TZ



Simpson & Weekley

Situated in a popular residential location off Greenacre Drive, this beautifully presented three-bedroom detached home has been meticulously improved by the current owners to a high standard, allowing the new owners to move straight in and enjoy.

The property welcomes you via a porch into a spacious living room, leading through to a quality re-fitted kitchen and a separate dining room. A bright conservatory overlooks the rear garden, providing an additional reception space. The ground floor also benefits from a cloakroom/WC and a useful utility room, created from the rear section of the garage, while the remaining front section provides excellent storage.

Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom with integral wardrobes and a beautifully re-fitted en-suite shower room. A separate modern shower room serves the remaining bedrooms.

Externally, the property enjoys a paved driveway providing off-road parking for up to three vehicles. To the rear is a beautifully landscaped, private garden featuring a lawn and a choice of seating areas, creating the perfect setting for outdoor dining and entertaining.

Clover Drive is ideally positioned within easy reach of Rushden town centre, local schools, parks and everyday amenities. Excellent road links, including the A6 and A45, provide convenient access to Wellingborough, Northampton, Bedford and beyond, while the nearby Rushden Lakes development offers an excellent selection of shopping, restaurants, leisure facilities and scenic riverside walks.

Offers In Excess Of £325,000



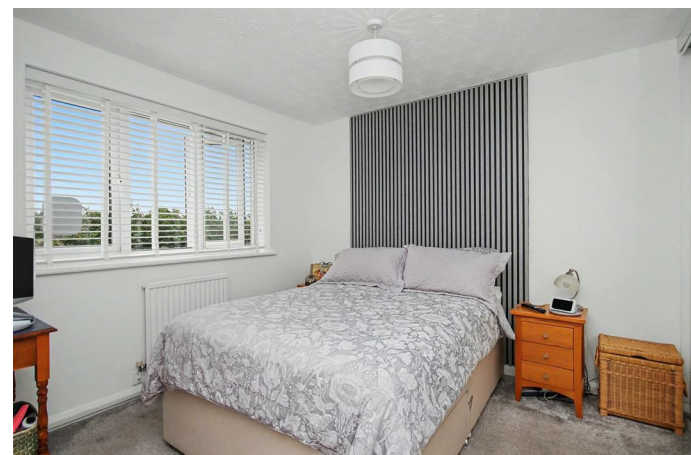
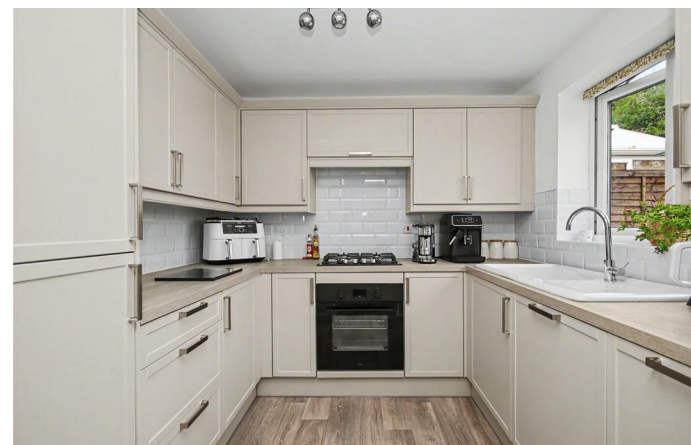
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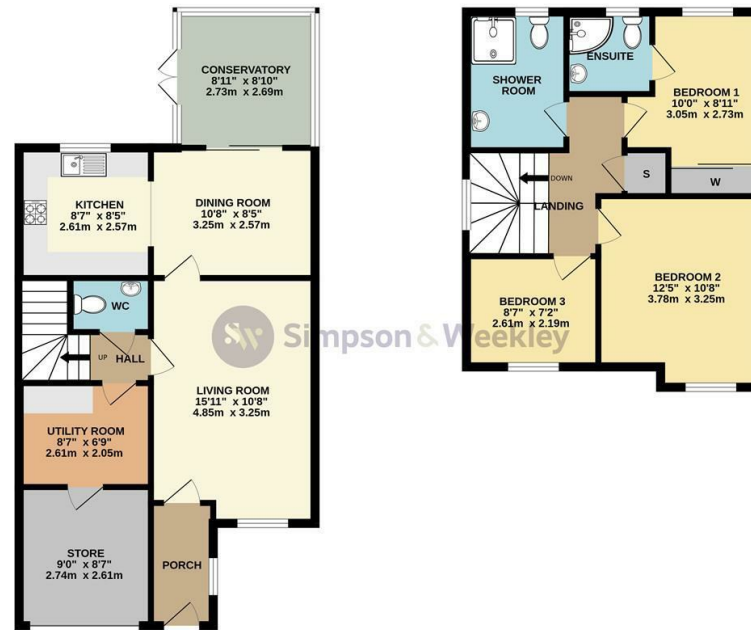
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GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metreapp (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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