

CHARLES ORLEBAR

Estate Agents & Auctioneers



30 Catlin Way, Rushden, NN10 9FN

£335,000





30 Catlin Way

Rushden, NN10 9FN

- No chain
- Ensuite, family bathroom & w/c
- Garage and offroad parking
- Walking distance to parks, schools, GP and bus routes
- 3 Bedrooms
- Quiet location
- Well maintained garden
- Good condition throughout

Nestled in the tranquil Catlin Way, Rushden, this delightful detached house offers a perfect blend of modern living and convenience. Built in 2016, the property has been meticulously maintained and boasts a generous 1,056 square feet of living space, making it an ideal home for families or those seeking extra room.

Upon entering, you are greeted by two spacious reception areas that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the kitchen diner, which spans the width of the back of the house, creating a bright and inviting atmosphere. This area is perfect for family meals or hosting friends, with easy access to the garden.

The property features three well-proportioned bedrooms, including a master suite with an ensuite, ensuring privacy and comfort. Additionally, there is a family bathroom that caters to the needs of the household.

One of the standout features of this home is the parking space available for up to three vehicles, a rare find in many properties. The absence of an onward chain allows for a smooth and straightforward purchase process.

Situated in a quiet location, this home offers excellent access to local schools, a GP, bus routes, and parks, all within walking distance. This makes it an ideal choice for families looking for a community-oriented environment.

In summary, this modern detached house on Catlin Way is a fantastic opportunity for those seeking a well-maintained home in a peaceful setting, with all the necessary amenities close at hand. Don't miss the chance to make this lovely property your own.

£335,000



Hall

Living Room

17'0" x 9'11" (5.17m x 3.02m)

Kitchen/Diner

13'0" x 19'1" (3.96m x 5.82m)

WC

Landing

Bedroom 1

12'4" x 4'11" (3.77m x 1.51m)

En-suite

Bedroom 2

11'3" x 11'4" (3.42m x 3.45m)

Bedroom 3

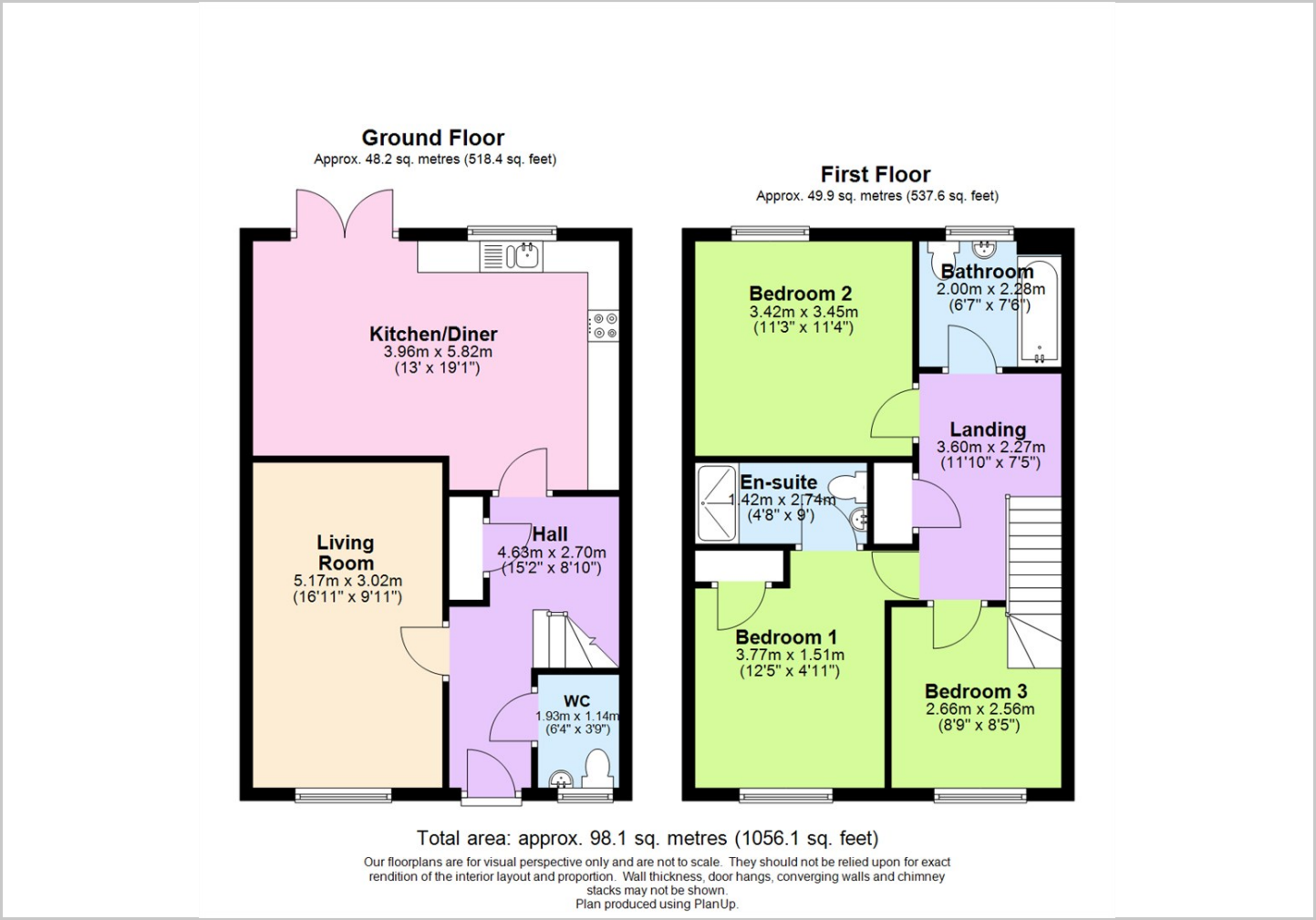
8'9" x 8'5" (2.66m x 2.56m)

Bathroom





Floor Plans



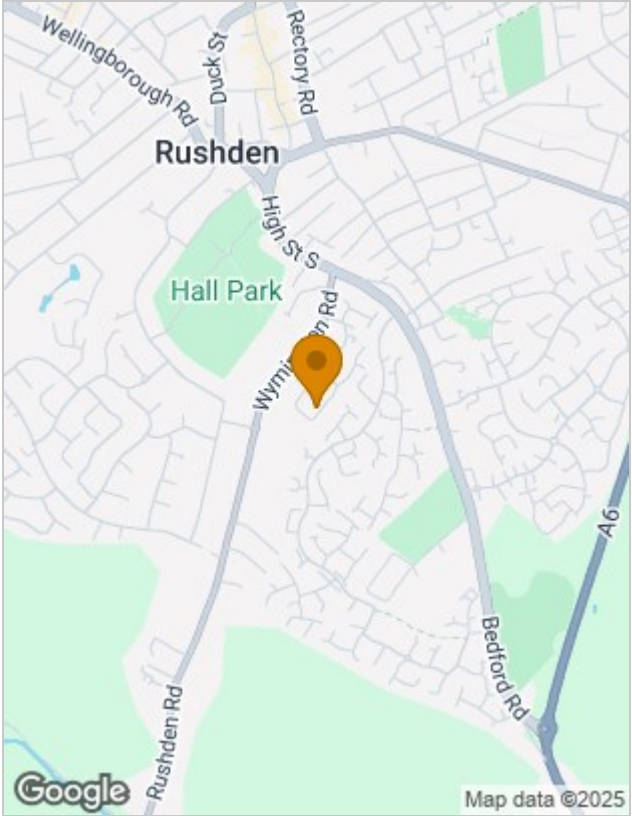
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

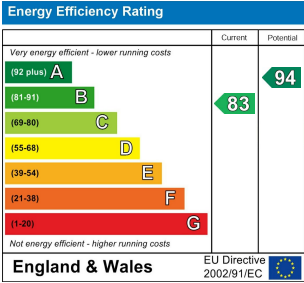
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph



Council Tax Band: D
North Northants

Tenure: Freehold