

3 Sandpiper Close
Rushden
NN10 6FU

Offers in the region of £315,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Positioned within a cul-de-sac on a modern development, this three double bedroom home offers stylish and flexible living across three storeys. Built by Davidsons Homes in 2022, the property is presented in excellent condition and is conveniently located within walking distance of Rushden Lakes and a range of local amenities.

The entrance hall leads into a spacious lounge, complete with an understairs storage cupboard. The lounge flows seamlessly into the modern kitchen/diner, which features a range of integrated appliances and French doors opening onto the garden. Floor-to-ceiling windows flood the space with natural light, creating an airy and bright space. A cloakroom/WC completes the ground floor.

To the first floor, there are two generous double bedrooms and a four-piece family bathroom.

The top floor is dedicated to the impressive master suite, benefiting from a dressing area and a stylish en-suite shower room.

Outside, the landscaped rear garden has been designed for low maintenance, featuring an artificial lawn, sleeper borders and a patio area. To the front, there is off-road parking for two vehicles.

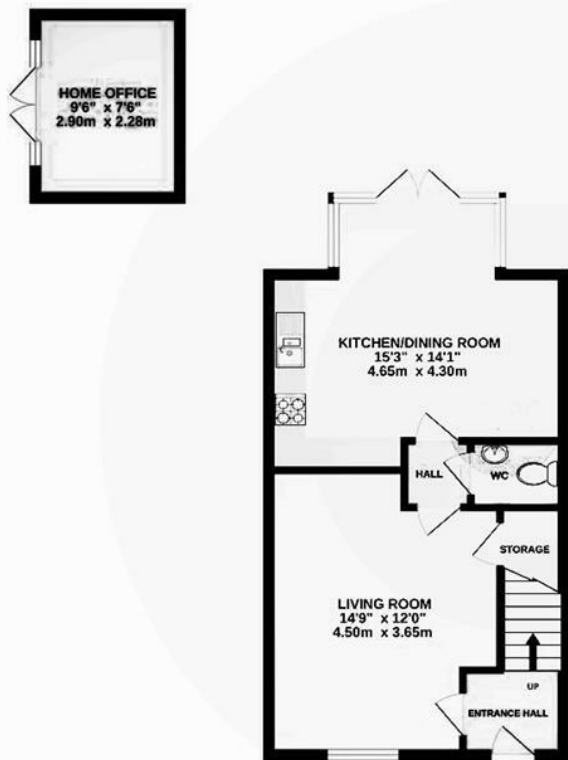
A fantastic addition is the garden pod, offering a versatile space perfect for a home office, studio, or gym.

This superb modern home combines comfort, convenience and contemporary design a must-see property to fully appreciate all it has to offer.

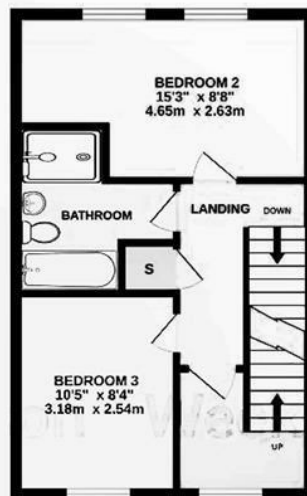
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Floor Plan

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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...



Spacious lounge



Modern Kitchen/diner



Three double bedrooms



Cloakroom, family bathroom & ensuite



Landscaped rear garden with pod



Parking for two vehicles





SELLER'S SECRET

We've loved living here the home feels so bright and spacious, and the garden pod has been a fantastic bonus for working from home. The location is brilliant, with Rushden Lakes just a short walk away for shops, dining and walks around the lake



Why we like it....

A beautifully presented, contemporary family home offering flexible living across three floors. With its stylish kitchen/diner, modern layout and additional garden pod, this property is ideal for buyers seeking modern comfort close to excellent local amenities.

To buy or not to buy....

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