

CHARLES ORLEBAR

Estate Agents & Auctioneers



10 Cowslip Close, Rushden, NN10 0UD

Offers In Excess Of £475,000



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10 Cowslip Close

Rushden, NN10 0UD

- 4/5 Bedrooms
- 8kw Solar panel system with 27 panels
- Air source heat pump & gas boiler
- Air conditioning
- Swimming pool & hot tub
- Backs onto park
- No chain!
- Efficient home with low bills

NO CHAIN Charles Orlebar presents - A wonderful family home on the ever sought after Peveral Manor development, offering a superb plot with a sunny and private south facing garden, overlooking the park. The current owners have carried out significant upgrades to include: a heated raised swimming pool in a polythene enclosure - which has provided hours of fun for the children in the family; 27 solar panels (privately owned) and an air source heat pump; along with an interchange between this and the boiler providing an automatic system to provide the most efficient heating at any time of day or night; air conditioning throughout; block paving to the driveway and parking with external lighting too.

This spacious family home is located in a friendly neighbourhood with lots of young families and a community Facebook Group. With a lovely layout and flow to the downstairs space, the sitting room is over 28 foot long and leads on to a separate conservatory overlooking the rear garden, while an extension at the side of the kitchen/breakfast room has provided an open plan dining room overlooking the rear garden too. To the front, half of the double garage has been converted into an extra room - currently used as a study/playroom but could be used as a fifth bedroom (perfect for multi-generational living) or a home office. Upstairs there are four bedrooms, all with fitted wardrobes and with master benefiting from an ensuite.

This is the perfect location for road links - the A6 and A45 leading on to the A14 and M1/M6 and A1, and commuters to London have the choice of Bedford (22 mins approx) or Wellingborough (16 mins approx) train stations. Trains to London are between 50 mins and 1 hour duration.

To find out more, take a look round with George's video tour and call George or Lucy to book your exclusive viewing of this lovely family home.

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Hall

Living Room 28'2" x 11'0" (8.59m x 3.36m)

Conservatory

Study 15'9" x 7'10" (4.79m x 2.39m)

WC

Kitchen/Breakfast Room 7'11" x 16'3" (2.42m x 4.95m)

Dining Room 14'1" x 7'10" (4.29m x 2.38m)

Landing

Bedroom 1 11'10" x 13'5" (3.60m x 4.09m)

En-suite Shower Room

Bedroom 2 10'11" x 8'1" (3.32m x 2.47m)

Bedroom 3 9'11" x 8'1" (3.01m x 2.47m)





Bedroom 4

10'3" x 10'4" (3.13m x 3.16m)

Bathroom

Garage





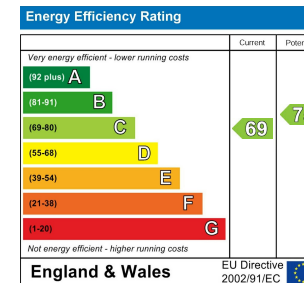
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: E

Tenure: Freehold

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.

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