

CHARLES ORLEBAR

Estate Agents & Auctioneers



Charnwood House, 14 Hayway, Rushden, NN10 6AG

Offers In The Region Of £650,000



5



2



3





Charnwood House, 14 Hayway

Rushden, NN10 6AG

- 5 Bedrooms
- Double garage
- Sought after location
- Large home office
- Ensuite, family bathroom & w/c
- Electric gates to driveway
- Close to Rushden Lakes
- Approx 2700sqft

Charles Orlebar presents - An incredibly spacious family home to accommodate the largest of families, located on one of Rushden's premier streets. Boasting over 2,700 square feet, the current owners have added a single storey extension to the rear of the ground floor, with both bifold windows and velux windows creating reception space filled with light. The kitchen/family/dining space is over 36 foot long and is partially open plan to the sitting room. For a family who like to entertain, this is a wonderful space to host parties in. There is even a second kitchen area for food preparation between the kitchen and the utility! To the front of the house is another reception room which could be used as a playroom for younger children or a snug/tv room for teenagers. Upstairs there are 4 double bedrooms and a 5th generous single bedroom, the master bedroom benefits from a modern ensuite and there is a family bathroom too. Outside, the wow factor takes over with the wonderful garden room, complete with kitchen and shower room! This is currently used as a home office but could easily be used as an annexe for an older relative or young adult. Alternatively, this could be a games room and bar! There is still plenty of garden space with a grassed area for younger children to play on and a patio area for summer BBQs. To the front of the house, the driveway has electric gates and is block paved with plenty of off road parking. This is a home with so much to offer not just in terms of space but location too. Within walking distance of Rushden Lakes' shops and restaurants, and also within walking distance of the independent shops and restaurants, and famers' market in Higham Ferrers too, and walking distance of Rushden's town centre for banks, restaurants and shops too. To find out more about this wonderful family home, take a look round with George's video tour, and call George or Lucy on the number above to book your viewing.



Entrance Hall

Kitchen/Dining/Family room

36'9" x 13'8" (11.19m x 4.17m)

Hallway

Kitchen Area

6'5" x 8'0" (1.96m x 2.45m)

Utility

7'1" x 9'1" (2.17m x 2.77m)

Double Garage

Living Room

21'3" x 16'4" (6.48m x 4.98m)

WC

Play Room

13'0" x 9'10" (3.97m x 3.00m)

Landing

Bedroom 1

10'9" x 13'7" (3.27m x 4.15m)

En-suite





Bedroom 2	10'9" x 11'4" (3.28m x 3.46m)
Bedroom 3	10'1" x 9'9" (3.08m x 2.98m)
Bedroom 4	7'11" x 11'5" (2.41m x 3.47m)
Bedroom 5	7'3" x 11'5" (2.20m x 3.47m)
Family Bathroom	
Garden Room	
Kitchen	5'0" x 13'4" (1.53m x 4.07m)
Shower Room	
Shed	





Floor Plans



Energy Performance Graph

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

Council Tax Band: G

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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