

# CHARLES ORLEBAR

Estate Agents & Auctioneers



21 Batsmans Drive, Rushden, NN10 6EW

£425,000





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# 21 Batsmans Drive

Rushden, NN10 6EW

- 4 Double bedrooms
- Newly fitted kitchen
- Outbuilding bar/office
- Ample offroad parking
- Sought after location close to Rushden Lakes
- Stylishly presented
- Ensuite, family bathroom, jack and jill toilet & w/c
- Double garage

Charles Orlebar presents - A wonderful family home which has been remodelled by the current owners to provide a lovely flow to the downstairs space. The new kitchen/dining space is immaculate and very light and airy. There is a separate reception room which is currently an office but could be a play room or snug. The entrance hall is imposing and gives the feeling of space straight away with built in storage, runner to stairs, bench with shoe storage and is stylishly decorated! Upstairs there are 4 double bedrooms, a family bathroom, jack and jill toilet to top floor and the master benefitting from an ensuite. Outside, the rear garden has been landscaped over 2 levels, with a huge patio - perfect for summer BBQs or childrens' garden toys. In addition to the patio there is a suntrap deck at the top and an outbuilding currently used as bar but would also make a great office! There is ample off road parking in front of the detached double garage. This is a home with so much to offer not just in terms of space but location too. Located in a quiet and sought after cul-de-sac 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 01933 313600 to book your viewing.



Hall

Office

9'4" x 9'9" (2.84m x 2.96m)

WC

Kitchen/Dining Room

18'6" x 9'7" (5.64m x 2.91m)

Living Room

18'2" x 10'6" (5.53m x 3.19m)

Landing

Bedroom 1

18'2" x 10'10" (5.54m x 3.30m)

En-suite

Bedroom 4

11'0" x 9'11" (3.36m x 3.02m)

Family Bathroom

Landing

Bedroom 2

13'6" x 10'9" (4.11m x 3.28m)

Jack and Jill Toilet



Bedroom 3

13'6" x 9'11" (4.11m x 3.02m)

Bar

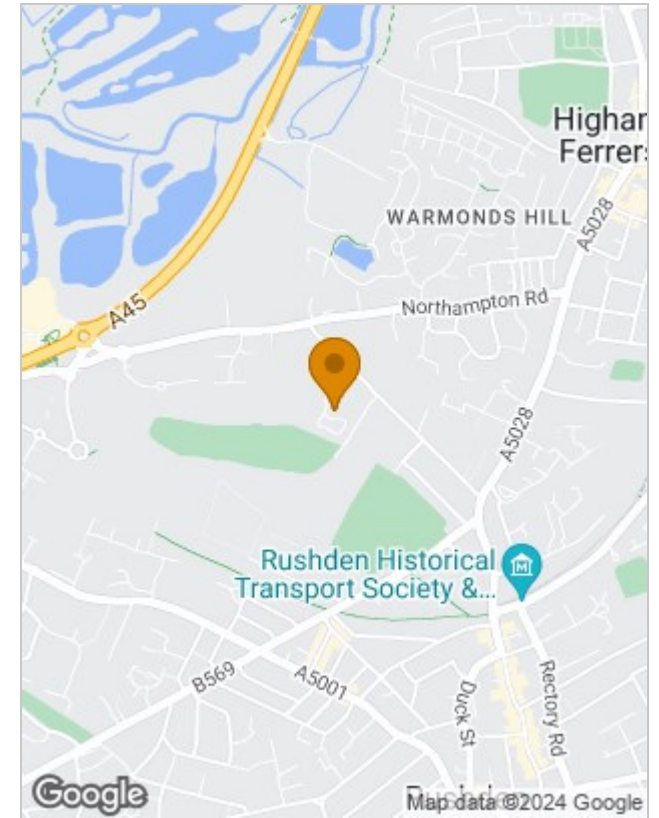




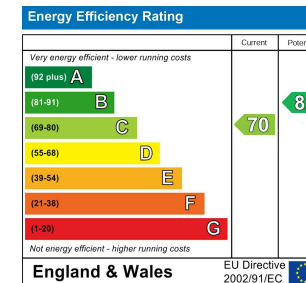
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: F**

**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.

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