

CHARLES ORLEBAR

Estate Agents & Auctioneers



14 Tees Avenue, Rushden, NN10 0GZ

Offers In The Region Of £375,000



4



2



2



B



14 Tees Avenue

Rushden, NN10 0GZ

- 4 Bedrooms
- Garage
- Landscaped gardens
- Office
- Family bathroom, ensuite & W/c
- Offroad parking for 2/3 cars
- Kitchen/diner
- Ideal for commuting

Charles Orlebar presents - A very well designed family home filled with light on the east side of Rushden. Offering a fabulous kitchen dining room with plenty of space to keep any enthusiastic chef happy, with patio doors overlooking the landscaped rear garden. The layout flows nicely with a large entrance hall leading to the kitchen, w/c office, utility and living room. The living room also has patio doors onto the garden, following the light and airy feel of this lovely home. Upstairs, the large master bedroom currently fits a super king size bed and benefits from a fashionable ensuite. With three further bedrooms and a family bathroom, there is plenty of space for a growing family. Outside, the garden is south east facing and has been re-landscaped with a raised decked area currently holding a greenhouse to the rear, large artificial lawn area and beautiful porcelain patio for entertaining. This home offers a single garage with off road parking for 2/3 cars, the garage sides onto the garden so is prime for conversion subject to the usual permissions. For road links, there is the A6 to Bedford or Kettering and the A45 to Northampton - leading on to the A14, M1, M6 and A1. For rail links, the nearest stations are Wellingborough and Bedford. Shopping can be found at Rushden Lakes, or Bedford, Kettering and Northampton. To book your exclusive viewing of this modern and spacious home, please call George or Lucy on 01933 313600.

Tenure - freehold
Council tax band E
North Northants District Council
Services - mains water, mains drainage, gas central heating, one solar panel to the rear roof
EPC B



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Hall	
Kitchen/Dining Room	23'8" x 9'8" (7.22m x 2.94m)
Utility	7'8" x 6'4" (2.33m x 1.93m)
WC	
Living Room	16'5" x 11'3" (5.01m x 3.44m)
Office	6'9" x 7'10" (2.05m x 2.39m)
Landing	
Bedroom 1	11'1" x 11'7" (3.38m x 3.52m)
En-suite	
Bedroom 2	12'4" x 9'9" (3.77m x 2.98m)
Bedroom 3	11'0" x 9'8" (3.35m x 2.94m)
Bedroom 4	12'5" x 7'8" (3.78m x 2.33m)
Family Bathroom	

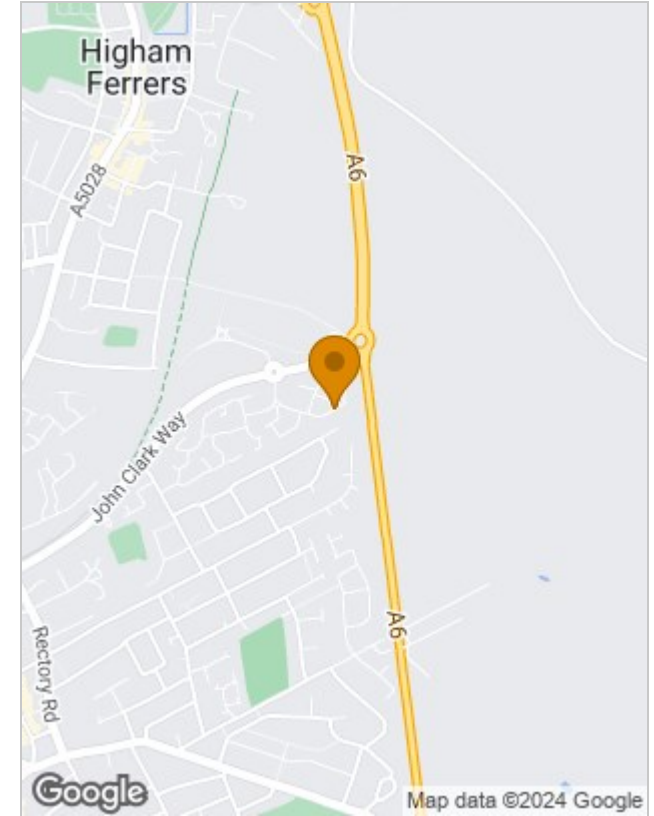




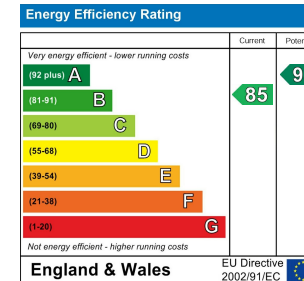
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: E
North Northants District Council

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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