

# CHARLES ORLEBAR

Estate Agents & Auctioneers



19 Birkdale Drive, Rushden, NN10 0YG

£350,000



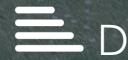
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£350,000

# 19 Birkdale Drive

Rushden, NN10 0YG

- 4 Bedrooms
- 2x ensuites, family bathroom & w/c
- Driveway
- Fronts onto communal green space
- No chain
- Integral garage
- Cul de sac
- Gas central heating & mains drainage

Charles Orlebar presents - A spacious family home fronting onto communal green space and set in this quiet location on the edge of town. Downstairs, the two reception rooms and kitchen/breakfast room provide the growing family with plenty of space. The ground floor layout presents great potential to open up into the garage for those wanting more space. This is definitely a home with a lovely layout from the moment you walk through the front door. Upstairs, the bedrooms are of great proportions and there is plenty of wardrobe space, along with a family bathroom, ensuite complete with double shower to main bedroom and additional ensuite to second bedroom. Outside the house there is multiple green areas on the estate and parks for kids, including a communal green and park directly in front of the drive! This is a home that is ideally located with a great school and access to the countryside within walking distance. This is now a chain free property that can be treated as a blank canvas, ready for someone to put their stamp on it! Call us on 01933 313600 to book your viewing.



## Hall

Dining Room 10'4" x 8'10" (3.14m x 2.68m)

Kitchen/Breakfast Room 13'1" x 8'11" (4.00m x 2.71m)

Utility 4'11" x 3'9" (1.51m x 1.14m)

Living Room 11'11" x 15'5" (3.63m x 4.69m)

WC

Garage

Landing

Bedroom 1 10'6" x 11'11" (3.21m x 3.62m)

En-suite

Bedroom 2 9'0" x 8'6" (2.75m x 2.60m)

En-suite



Bedroom 3

10'3" x 12'8" (3.12m x 3.85m)

Bedroom 4

7'8" x 9'8" (2.33m x 2.95m)

Family Bathroom





## Floor Plans



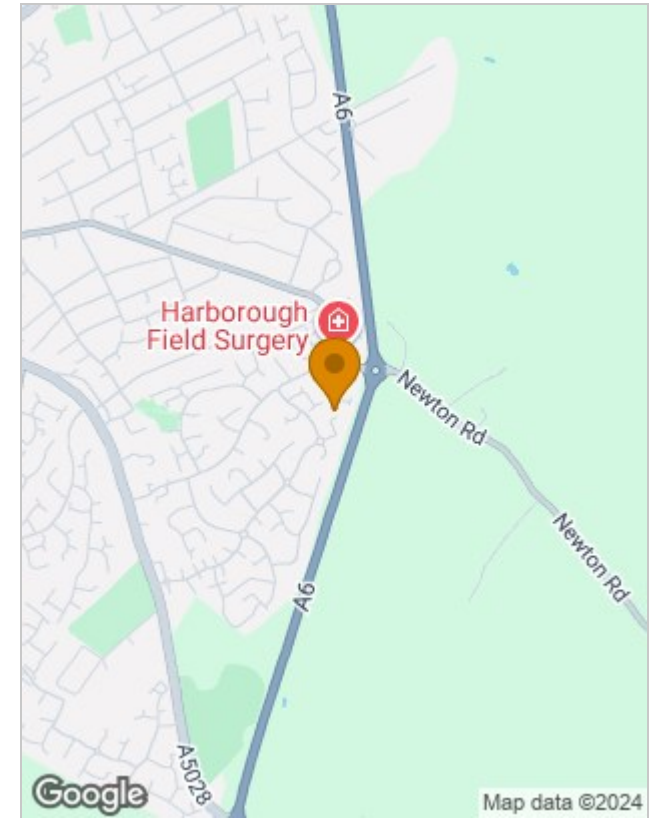
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

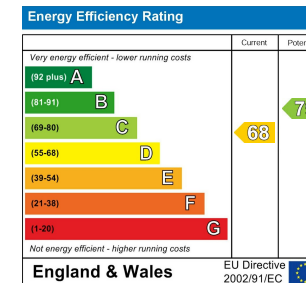
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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  
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## Location Map



## Energy Performance Graph



**Council Tax Band: E**  
North Northants District Council

**Tenure: Freehold**