



## Oakfield Hayway, Rushden Northamptonshire NN10 6EL £725,000 Freehold

Situated in a perfect location, this rarely available property offers easy access to local amenities, schools, and transport links, making it ideal for families or professionals alike, boasting a generous 2,442 sq ft of living space, perfect for a large family looking for their dream home. Upon entering, you are greeted by five spacious reception rooms offering plenty of space for entertaining or relaxing. With five bedrooms, there is ample room for the whole family to enjoy along with two en-suite shower rooms and a family bathroom, providing convenience and comfort for busy mornings or unwinding after a long day. Externally, the large outdoor space provided here is a rare find, ensuring plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. Don't miss out on the opportunity to make this executive, family home yours. Book a viewing today and envision the endless possibilities this property has to offer. NO ONWARD CHAIN.

- Rarely available executive detached house on a substantial plot - offered with No Onward Chain
- Easy access to the A45 and a short drive to Wellingborough Station
- Five bedrooms with two en-suite shower rooms
- Energy Efficiency Rating - D67
- Walking distance to Rushden Lakes
- Dual aspect sitting room opening to the rear garden
- Double garage and gated off road parking for several vehicles
- Walking distance to local amenities and schools
- Four further reception areas
- Beautiful and spacious side & rear gardens



## Location

Oakfield can be found along Hayway, which is located between Higham Road, Rushden and Northampton Road, Rushden. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

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## Energy Rating

Energy Efficiency Rating - D67

Certificate number - 2240-3178-0040-4001-0095

## Accommodation

### Ground Floor

#### Hall

With a useful under stairs storage cupboard

#### Sitting Room 27'3" x 14'4" (8.31m x 4.36m)

Fantastic size dual aspect room, with sliding doors opening through to the rear garden.

Feature fireplace.

#### Study 11'4" x 7'4" (3.45m x 2.23m)

#### Ground Floor Cloakroom / WC

Low flush wc with a pedestal wash hand basin.

#### Dining Room 12'10" x 14'10" (3.91m x 4.52m)

#### Conservatory 12'10" x 13'6" (3.91m x 4.11m)

Maximum measurement.

#### Kitchen / Breakfast Room 10'9" x 19'0" (3.28m x 5.80m)

Maximum measurement.

A well kept spacious kitchen benefitting from a large array of base and wall units, wine rack, display units and drawers.

Built in double oven, ceramic hob and extractor hood.

Built in tall fridge/freezer.

Built in dishwasher.

Ceramic 1 1/2 bowl stainless steel sink unit.

Opens through to the family area.

#### Family Area 11'10" x 10'10" (3.61m x 3.31m)

Allowing space for dining table or seating to relax on, with double doors opening through to the fantastic gardens.

#### Utility Room 11'10" x 5'4" (3.61m x 1.62m)

Wall mounted gas fired Worcester boiler.

Useful utility area benefitting from base, wall and larder units, as well as a stainless steel single sink.

Space and plumbing for washing machine and tumble dryer.

### First Floor

#### Landing

Airing cupboard housing Megaflor hot water cylinder.

Loft access.

#### Bedroom 1 20'6" x 14'4" (6.24m x 4.37m)

Maximum measurement, including built in wardrobes.

#### En-suite Shower Room / WC 9'9" x 6'5" (2.99m x 1.97m)

Good size white suite comprising a corner shower cubicle with splash wall backing, vanity wash hand basin, low flush wc and heated towel rail, along with half tiled surrounds.

#### Bedroom 2 13'3" x 11'5" (4.03m x 3.47m)

Maximum measurement, including built in wardrobe.

#### En-suite Shower Room / WC

Modern refitted suite comprising a low flush wc with hidden cistern, vanity wash hand basin, double shower cubicle with a splash wall surround, and a feature heated towel rail.

#### Bedroom 3 8'6" x 11'7" (2.60m x 3.54m)

Maximum measurement, including built in wardrobe.

#### Bedroom 4 8'6" x 10'4" (2.60m x 3.14m)

Maximum measurement, including cupboard.

#### Bedroom 5 7'10" x 8'10" (2.40m x 2.68m)

Maximum measurement, including cupboard.

#### Bathroom / WC

Well kept white suite comprising an enamel bath with hand shower set over, low flush wc, pedestal wash hand basin, half tiled surrounds and a heated towel rail.

#### Outside

#### Front

Gated frontage, leading onto the driveway and area of garden lawn, with gated access to the side and rear gardens.

#### Driveway

A large block paved driveway with an electric gate, providing privacy and security, with parking for a large number of vehicles, leading up to the double garage and front of the property.

#### Double Garage 18'9" x 17'2" (5.72m x 5.23m)

Maximum internal measurement.

Electric up and over door.

Power and light connected.

Eaves storage.

#### Side and Rear Gardens

A simply stunning plot featuring gardens that surround virtually the whole property. A very well kept and tranquil setting, having a number of feature trees through the gardens and borders, offering a great deal of privacy. Along with this are multiple seating areas in the form of a slabbed patio or raised decking area, allowing you to capture the sun throughout the day.

#### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

#### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

#### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

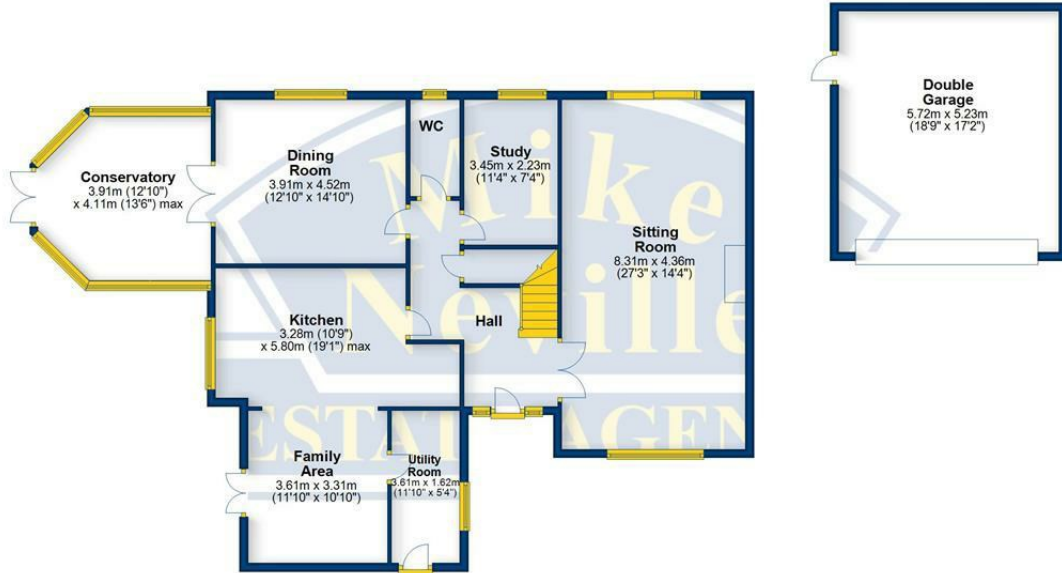
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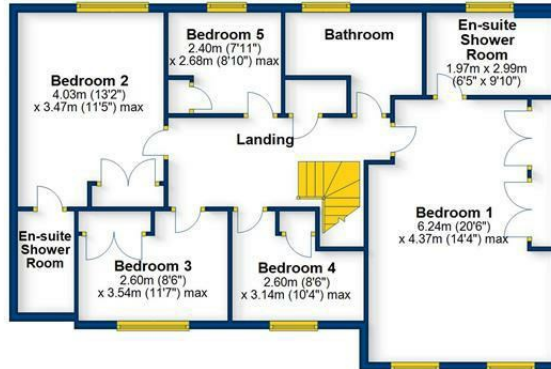
### Ground Floor

Main area: approx. 129.8 sq. metres (1397.1 sq. feet)  
 Plus double garage, approx. 29.9 sq. metres (322.0 sq. feet)



### First Floor

Approx. 97.1 sq. metres (1045.3 sq. feet)



Main area: Approx. 226.9 sq. metres (2442.4 sq. feet)  
 Plus double garage, approx. 29.9 sq. metres (322.0 sq. feet)



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