



33 Rushmere Avenue, Rushmere, Northampton, NN1 5SD
Guide Price £550,000 Freehold

An immaculately presented five bedroom detached family home, located in the very popular and sought after area of Rushmere, just a short walk to Northampton School For Boys and close to Abington park. The accommodation comprises entrance hall, bay fronted lounge with open fireplace, pantry, kitchen, dining room and family room with Bi-fold doors to the garden. There is also a WC. To the first floor are three double bedrooms, with one being used as an office plus a refitted shower room. To the second floor are two further double bedrooms and a bathroom. To the rear is a good size garden with bar and to the front is a driveway providing off road parking for three cars leading to a garage. Please call 01604 231111. EPC Rating: D. Council Tax Band: E

Five Bedroom Detached | Extended Family Room With Bi-Fold Doors | Four Piece Bathroom / Shower Room & WC | Close To Northampton School For Boys | South Facing Garden With Garden Bar | Underfloor Heating

modern marketing · traditional values

PORCH

Composite entrance door to:

HALLWAY

Staircase rising to first floor landing. Modern flooring. uPVC double glazed window to side elevation. Storage under stairs. Doors to:

LOUNGE 4.37m x 3.20m (14'4 x 10'6)

uPVC double glazed bay window to front elevation. Radiator. Fireplace. Picture rails.

DINING ROOM 3.51m x 4.34m (11'6 x 14'3)

Engineered wood flooring. Open fireplace with tiled surround and mantel. Cupboards in alcoves.

KITCHEN 2.29m x 2.31m (7'6 x 7'7)

uPVC double glazed window to side elevation. Wall and base units with granite work surfaces over. Space for washing machine. Built in fridge/freezer, dishwasher and oven, hob and extractor. Amtico flooring.

FAMILY ROOM 3.58m x 4.70m (11'9 x 15'5)

Bi-fold doors to rear garden. Sky lantern. Tiled floor. Underfloor heating.

REAR LOBBY

Door to:

WC

uPVC double glazed window to side elevation. Suite comprising low level WC and wash hand basin. Underfloor heating.

FIRST FLOOR LANDING

Window to side elevation. Staircase to second floor landing. Picture rail.

BEDROOM ONE 3.78m x 4.32m (12'5 x 14'2)

uPVC double glazed window to rear elevation. Radiator. Panelled feature wall.

BEDROOM TWO 4.34m x 3.76m (14'3 x 12'4)

uPVC double glazed bay window to front elevation. Radiator. Picture rail.

STUDY/BEDROOM FIVE 2.31m x 3.25m (7'7 x 10'8)

uPVC double glazed window to side elevation. Storage cupboard. Picture rail.

SHOWER ROOM 2.51m x 1.70m (8'3 x 5'7)

uPVC double glazed window to front elevation. Heated towel rail. Refitted suite comprising double shower with shower head and waterfall shower head over, vanity wash hand basin with storage below and low level WC. Stylish tiling. Spotlights.

SECOND FLOOR LANDING

uPVC double glazed window to rear elevation. Doors to:

BEDROOM THREE 3.58m x 5.59m (11'9 x 18'4)

uPVC double glazed windows to front and rear elevations. Radiator. Beams.

BEDROOM FOUR 3.45m x 3.20m (11'4 x 10'6)

uPVC double glazed window to front elevation. Velux window to rear elevation. Eaves storage.

BATHROOM 3.48m x 2.29m (11'5" x 7'6") Maximum

uPVC double glazed window to side elevation. Four piece suite comprising walk in shower, low level WC, panelled bath and wash hand basin.

OUTSIDE

FRONT GARDEN

Tarmac driveway providing off road parking for three cars. Electric car charging point.

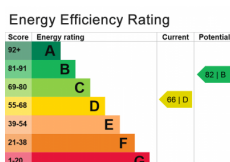
REAR GARDEN

South facing garden. Decked area. Largely laid to lawn. Second patio. Access to rear driveway and garage. Enclosed by shrubs, bushes and timber fencing. Pathway leading to:

Garden bar: Ideal for entertaining with power and light. Seated area with bar. Covered roof.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 191.3 sq. metres (2059.0 sq. feet)



LOCAL AREA INFORMATION

The area of Rushmere is well positioned to enjoy a wealth of amenities and green spaces including Abington Park, Rushmere tennis club, bowling club and Cripps Hall plus a number of educational establishments including the highly regarded Northampton School for Boys. It also provides excellent vehicular access due to Rushmere Road's direct link to the Bedford Road roundabout which exits onto both the A428 and A45 main roads, the latter then leading to M1 J15 4 miles south. The nearest local shops can be found in Landcross Drive or along Wellingborough Road and include supermarkets, banks, fashion and furniture stores, newsagents and greengrocers. However, for high street shopping, leisure and entertainment facilities including Royal & Derngate theatre, Northampton town centre is less than 2 miles away and also offers mainline rail services to London Euston and Birmingham New Street from its station at Castle Hill.

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