

# HENDERSON CONNELLAN

ESTATE AGENTS



“Grounds for Excitement”



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A field of dreams comes to mind when you first encounter Beech Grove, a home of consummate style occupying a wonderful plot of land approximately 0.6 acres, delivering substantial accommodation and in a prime location!



Beech Grove,  
Rushden,  
NN10 6EJ





## Property Highlights

- Situated in an exclusive cul-de-sac of similar executive homes, within a popular part of Rushden. Rushden Lakes and Waitrose are just a short 15-minute walk away and the town centre is around a 20-minute walk. There are convenient travel links with the A45 and A6 in short driving distance, which provide easy access to the A14 and M1, and Wellingborough train station is just a 10-minute drive away with a convenient commuter rail link to London.
- Beautifully presented with generous extended accommodation offering a versatile layout and a host of further potential to suit all the family's requirements.
- Entrance is gained through the glass panelled front door into the Entrance Porch with sidelight windows, a light overhead, a stone tiled floor and a solid oak and glass panelled door leads into the Entrance Hall.
- The inviting Entrance Hall is a naturally light and inviting space with an impressive gallery landing, a coir fitted mat by the front door, engineered oak flooring, useful storage under the stairs and doors into the principal accommodation.
- Generously sized Living Room with an abundance of light from the dual aspect windows and the bay window to the front elevation. As well as providing natural light the windows also provide a beautiful aspect over the wonderful front garden and the inset chimney breast showcases the cast iron multi fuel burner as a central focal point in the room.
- Formal Dining Room offering a versatile layout and enough space for a large dining table, big enough to entertain the whole family. There is a generous window to the rear elevation and double oak and glass panelled doors lead into the extended Library/Music Room.
- Open plan Kitchen/Dining/Family Room, remodelled to provide a sought-after modern layout with ample space to dine and entertain. There are downlights in the ceiling, a modern column style tall radiator, ceramic tiled flooring, a door into the Utility Room and French doors to the Conservatory. The fitted Kitchen includes shaker style eye and base level units topped with a roll top work surface and tiled splashbacks, a 'Franke' composite one and a half bowl sink, and integrated appliances to include a 'NEFF' double oven, a four-ring gas hob with a concealed extractor over, a dishwasher, a fridge and a freezer.



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- Separate Utility Room with a seamless continuation of the ceramic tile floor from the Kitchen, a timber and glass panelled door to the Garden, fitted shaker style units, a roll top work surface with a stainless steel sink, and space and plumbing for two under counter appliances (not included). A door from the Utility Room leads into the storage/pantry cupboard which has a window to the side and was previously an additional WC. Although currently used for storage, the utilities are there if another WC is required.
- Impressive Library/Music Room, a fantastic extension by the current owners providing a great degree of versatility to the accommodation. There is a high quality engineered oak floor from the Dining Room, a vaulted ceiling with LED downlights, a high-level window to the side, two windows to front elevation and a timber and glass panelled door that leads to the side Garden and Garage/Studio.
- Separate Study situated at the front of the Property and perfectly positioned with a pleasant outlook over the front Garden while you're working. There is an engineered oak floor, LED downlights in the ceiling and a door from the Entrance Hall.
- Ground floor WC, accessed from the Entrance Hall and incorporating a feature window to the front, engineered oak flooring a two piece suite to include a low-level WC and a wall mounted compact wash hand basin.
- The stairs flow up to the splendid open gallery Landing looking down onto the Entrance Hall. There is a window to the front elevation, a useful airing cupboard and a drop-down hatch to the boarded loft space.
- Family Bathroom featuring a chrome heated towel rail, ceramic tiled floor and splash backs and a three piece suite to include a low-level WC, a pedestal wash hand basin and an enamel bath.

# Property Highlights

- Four Bedrooms, all of which offer generous proportions and an abundance of natural light. The Principal Bedroom boasts dual aspect windows, three built-in double wardrobes and an en suite Shower Room with granite tiled flooring, a chrome heated towel rail and a 'Twyford' three piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a thermostatic shower. Bedroom Two also benefits from a built-in wardrobe and an en suite Shower Room with ceramic tiled floor and splashback's, a chrome heated towel rail, a Velux window and a three piece suite to include a low level WC, a pedestal wash hand basin and an oversized shower enclosure with a thermostatic shower.
- Detached double Garage, larger than you would expect with a double width electric remote operated door to the front, ample space for a car and additional storage, and an internal door to the studio accommodation. There is a ground floor Entrance Hall with a pedestrian door from the covered veranda at the rear, a ground floor WC with a two piece suite and stairs that rise to the first floor accommodation. On the first floor of the Garage there is a fantastic open studio space which would make for an excellent work from home space, a games room and could even be used to run a business from home if required. There is a covered veranda at the back of the Garage with a raised view of the side Garden, sheltering you from the elements and stairs flow down to the Garden.
- There is a conservatory style Garden Room attached to the side of the Garage which is a great size and is currently being used as a craft/pottery room but offers versatility with its uses.

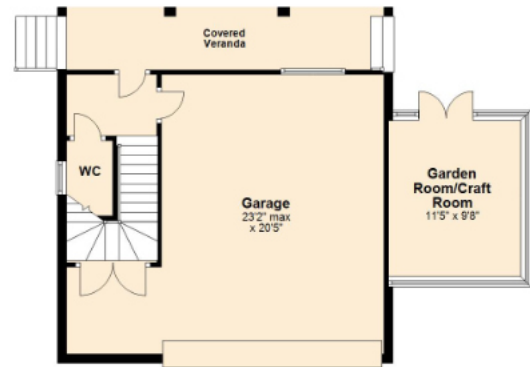


## The Grounds

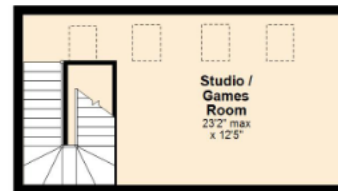
The property occupies a prominent position on the exclusive cul-de-sac with a great deal of kerb appeal and a beautifully maintained large plot. There is a block paved driveway providing off road parking and access into the Garage whilst steps flow down to the extensive front Garden and a paved and a gravelled path flows to the front door and secure gated side access. The Plot measures in excess of 0.6 acres in total and predominantly laid to lawn, it wraps itself around the Property offering endless potential for extension, further landscaping and much more. The Garden has been lovingly maintained with thoughtful care and attention to detail wherever you look. At the rear, a natural sandstone paved patio flows around the rear of the Property providing an excellent entertaining space by the Conservatory and a natural slate water feature takes centre stage. Steps lead down to the east side of the Garden with a great degree of privacy and a timber constructed summerhouse. There is an array of landscaped areas providing a host of mature planted borders brimming with established plants, trees, shrubs and bushes and the Garden extends to other side of the Property providing access into the Garage/Studio and the side Garden boasting a sandstone paved path, an additional seating area, a timber shed, log store and vegetable beds.



Ground Floor



First Floor



**Total Area Measurements (Approx.)**

Main House - 2594.9 / 241.07 sqm

Garage, Studio & Garden Room - 979.20 sqft / 90.97 sqm

Total - 3574.10 sqft / 332.04 sqm

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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