

# “The Perfect Package”



**HENDERSON  
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ESTATE AGENTS



## “The Perfect Package”

Situated in a desirable rural location with countryside views, a generous plot, modern accommodation and is finished to a high standard, this gorgeous family Home offers the perfect package!



Avenue Road,  
Rushden,  
NN10 0SJ



## Property Highlights

Located on the periphery of Rushden, on one of the most desirable roads benefitting from gorgeous countryside views, easy access onto the A6 and just a short drive from Rushden Town, Higham Ferrers and Rushden Lakes. The A45 is also close by providing easy access to the A14 and M1, whilst Bedford and Wellingborough Train Stations are less than a 20-minute drive away with excellent commuter rail links to London.

Occupying a plot of just over quarter of an acre, this wonderful Home boasts fantastic sized front and rear Gardens, a great degree of kerb appeal and scope for further development if desired (subject to relevant consent).

Entrance through the composite front door leads into the inviting Entrance Hall offering excellent proportions, natural light provided by the two windows either side of the front door, both of which have fitted blinds in the window unit, a timber effect 'Karndean' floor, a useful understairs storage cupboard and stairs rising to the First Floor.

Well-proportioned Living Room with an abundance of light from the bow window to the front elevation, which also benefit from fitted pull-down blinds built into the window units. There is a recessed cast iron multi-fuel burner with a tiled hearth and a compact solid oak beam, ample space to arrange furniture in a multitude of ways, and French doors with sidelight windows lead into the Conservatory.

Wonderful high-quality Conservatory with a stunning outlook over the rear Garden and featuring a ceramic tiled floor, a high-specification tinted glass roof and French doors that lead to the patio area of the Garden.

Modern Kitchen/Breakfast Room with LED downlights, a window over the sink looking onto the rear Garden, a glass and composite door that leads to the patio area of the Garden, timber effect laminate flooring, a door into the Office and Utility Room beyond, and space to entertain whilst cooking on the solid oak breakfast bar.

The fitted Kitchen comprises of an array of eye and base level units with LED undercounter lighting, ample worktop space for the keen chef in the house, a composite sink and draining board, concealed bins in one of the low-level units, space for a dog bed, 'BOSCH' integrated appliances to include two high-level side by side ovens, a five-ring induction hob with an extractor over and an integrated Samsung fridge/freezer.



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Formal Dining Room with ample space for a generous table and chairs, a window overlooking the rear Garden and offering excellent versatility as it could be used as an additional reception room, a playroom and could even be knocked through to the kitchen to create a large open space if required (subject to relevant consent).

Separate Office, benefitting from a seamless continuation of the laminate flooring from the Kitchen and with ethernet cabling, a window to the rear elevation and a door into the Utility Room.

Compact Utility Room originally one room with the Office and converted into two rooms to create additional accommodation, although the stud wall could easily be converted back into one room. In the Utility Room there is additional fitted storage units with worktops, and space and plumbing for two undercounter appliances (not included).

Ground floor WC/Boiler Room, a generous space with a ceramic tiled floor, a window to the front elevation, a low-level WC and wash hand basin built into a useful storage/vanity unit, and a floor mounted electric "GEC Nightstor 100" boiler is sat in one corner.

The stairs flow up to the impressive first floor Landing, which has a gallery style banister, and the window to the front provides a great sense of space and an open field view to the front elevation.

Four Bedrooms, three of which are generous double Bedrooms and all benefit from either field views to the front or an outlook over the stunning Garden to the rear. The Principal Bedroom offers generous proportions and incorporates a modern en suite Shower Room with LED downlights, ceramic tiled floor and walls, a white heated towel radiator, and a three piece suite to include a low-level WC, a bowl-style wash hand basin built into a useful storage unit and a shower enclosure with an electric 'Bristan' shower.

Generously sized family Bathroom with a window to the rear elevation, a tall heated towel radiator, tiled splashbacks and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a shower from the taps.

Access to the Loft is gained from the third Bedroom and is around two-thirds boarded with two lights. There is additional storage in the loft space above the Garage, which is also part boarded with lighting.

Oversized Garage, measuring 16'8" x 13'9" with a manual up and over door to the front, a side pedestrian door that allows access from the side passage and also with lighting and power sockets.



## Outside

The Property occupies a fantastic position on Avenue Road, with a plot of approximately 0.27 acres. There is a gorgeous frontage, with the Property set back from the road, a meticulously maintained evergreen hedgerow providing a good degree of privacy, whilst the gravel driveway flows past the front lawn and meanders to the Property with off road parking for several vehicles and access to the Garage via the manual up and over door. In addition to this there is an array of external lighting, a covered area by the front door and secure gated access down one side.

The beautiful rear Garden is a gardener's paradise with a south-east facing aspect and a lovely, private outlook. There is an extensive paved patio by the Property ideal for entertaining, an extensive flat and level lawn with well-stocked planted borders brimming with mature and established plants, shrubs and bushes. A paved path flows down one side of the lawn allowing access to the four shed/storage outbuildings and various sectioned areas to include a bark chipped area, a bin storage area, a gravelled area and two fully stocked wood stores with plenty of seasoned wood, that are included in the sale. In addition to this there is an outside tap, an array of lighting and a further storage area down one side of the Property.

# Floorplan

Ground Floor



First Floor



## Total Area Measurements (Approx.)

House 1886.30 sqft / 175.20 sqm

Total 1886.30 sqft / 175.20 sqm

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

