"Stylish Family Living in a Desirable Setting"







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Set within a charming cul-de-sac of similar executive family homes, this beautifully designed Property offers generous accommodation, a high-quality finish, and is thoughtfully designed for modern living, combining character, practicality, and contemporary style.



Beech Grove, Rushden, NN10 6EJ















Property Highlights

designed to provide filtered heat retention in the winter and fresh air ventilation in the summer.

by the front door, and LED lighting. The hall provides access to the ground floor accommodation and a staircase flows up to the First Floor.

that floods the room with natural light. There is a thick pile carpet, wall lighting for ambiance, and a period-style gas fireplace with a cast iron surround, a granite hearth, and a timber mantelpiece.

Australian granite worktops, an inset one and a half bowl stainless steel sink, and a 'Stoves' range cooker framed by a faux chimney breast that houses the extractor hood (cooker available by separate

the side of the Property, additional storage units, a chrome heated towel radiator, and space for two under-counter appliances.





Property Highlights

Formal Dining Room, currently utilized as a playroom, featuring solid oak flooring, a front-facing window, and ample room for various configurations.

Separate ground floor Study, a functional room with a floor to ceiling bay window, solid oak flooring, and a useful understairs storage cupboard.

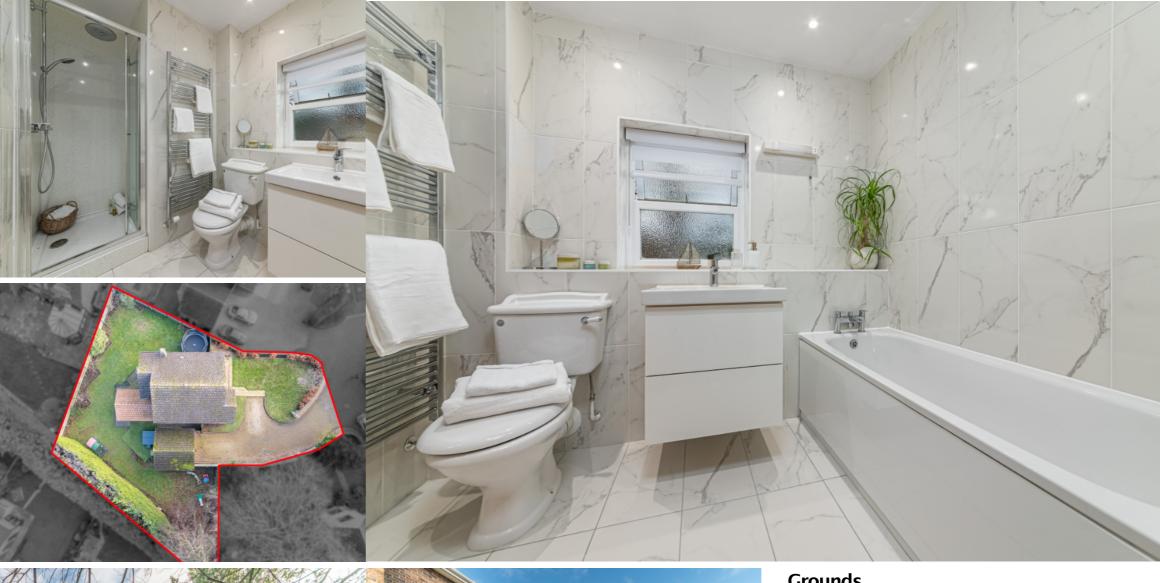
With a door from the Entrance Hall, the ground floor WC is located under the stairs and benefits from a modern finish to include a solid oak floor, a chrome heated towel radiator, marble effect metro tiled walls, a window to the side elevation, a low-level WC and a wash hand basin built into a useful storage unit.

The first-floor Landing benefits from natural light streaming through dual side windows, a useful airing cupboard and loft access from the drop down hatch and steps.

Four double bedrooms, all of which benefit from built-in wardrobes and the Principal Bedroom incorporates an en suite Bathroom. The En Suite features ceramic tiled flooring, a window to the side elevation and a three piece suite to include a lowlevel WC, a pedestal wash hand basin and a panel enclosed bath with tiled splashbacks and a shower from the taps.

Contemporary Bathroom featuring marble effect ceramic tiled floor and walls, a tall chrome heated towel radiator, a window to the side elevation, LED downlights and a four piece suite to include a low level WC, a wash basin built into a useful storage unit, a steel enamel bath, and a separate shower enclosure with a 'GROHE' thermostatic rainwater style shower head and handheld attachment.

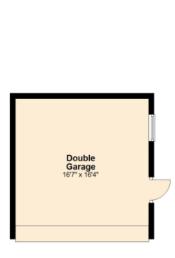
Detached double Garage equipped with a remote operated electric up-and-over door, a pedestrian side door, a window, lighting, and electrical sockets.



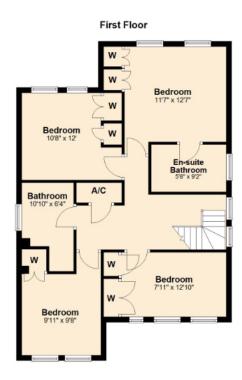




Floorplan







Total Area Measurements (Approx.)

House 1824.20 sqft / 169.47 sqm Garage 270.90 sqft / 25.17 sqm Total 2095.10 sqft / 194.64 sqm

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

