

“Stylish Family Living in a Desirable Setting”



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“Stylish Family Living in a Desirable Setting”

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

Positioned in a sought-after area, this property boasts excellent transport links, including easy access to the A6 and A45, and Wellingborough Train Station is just a 10-minute drive away. Local amenities, schools, and shopping facilities are within walking distance, including the ever-popular Rushden Lakes.

With thoughtful high-quality finishes throughout, the Property includes solid oak flooring, contemporary bathrooms, a stunning extended kitchen/dining space, and a detached double garage. There is a modern upgraded air filtration/fresh air ventilation system that is designed to provide filtered heat retention in the winter and fresh air ventilation in the summer.

Entrance through the hardwood front door leads into a spacious and inviting Entrance Hall featuring solid oak flooring, a fitted floor mat 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.

Generously proportioned Living Room with a rear-facing bay window 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.

The extended Kitchen/Dining area is an impressive space, featuring a vaulted ceiling, ceramic tiled flooring, and bi-folding doors that open to the Garden's hot tub/entertaining area. The Kitchen is equipped with a range of eye and base level units topped with gorgeous 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 negotiation). In addition to this, there is an integrated dishwasher and ample space to dine and entertain.

Seamlessly connected to the Kitchen via an archway, the Utility Room continues the ceramic tiled flooring and boasts a door and window to 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 low-level 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.



Grounds

The Property occupies a fantastic plot measuring approximately 0.22 Acre, sits behind a five-bar gate with a semi-circular brick wall and a block-paved driveway providing ample off-road parking, and a path leads to the front door with a covering storm porch. A lawn area, mature planted borders, and a secure timber gate offer privacy and curb appeal and there is access into the detached double Garage via a remote operated electric up and over door.

The wrap-around Garden surrounds the Property, creating private outdoor spaces. The area adjacent to the Kitchen includes artificial lawn for the hot tub (available by separate negotiation) and an Indian Sandstone patio. There are lawned areas, bordered by mature trees and shrubs and the nature of the Garden creates are to catch the sun as it travels throughout the day.



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.

