

“Family Favourite”



**HENDERSON
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ESTATE AGENTS



Meadow Sweet Road,
Rushden,
NN10 0GA

“Family Favourite”

Built by David Wilson Homes in 2002, this wonderful family Home offers a popular layout and has been designed with family living in mind. The Property is located in a desirable location on the periphery of Rushden, with convenient travel links and countryside walks on the doorstep with access to a bridleway within a 1-minute walk.



Property Highlights

Located on a desirable street of similar executive homes built by David Wilson Homes and with a great sense of space. The A6 is a short drive away providing excellent travel links to Bedford, the A45, A14 and M1, whilst Rushden Lakes is just a 10-minute drive away. Wellingborough Train Station is accessible by car in around 15-minutes and Bedford Train Station in around 20-minutes, and both benefit from an excellent commuter rail link to London.

Entrance through the composite and glass panelled front door leads into the inviting Entrance Hall with a fitted mat by the door, attractive Karndean timber effect flooring, stairs rising to the first floor and doors into the ground floor accommodation.

Generously sized Living Room, naturally light from the bay window to the front elevation and with great versatility with the layout of furniture. There is an inset gas fireplace taking centre stage in the Room boasting a natural stone hearth and surround, whilst timber and glass double doors lead into the Dining Room.

Formal Dining Room with timber and glass double doors into the Living Room, glass panelled uPVC doors that lead to the Garden and a door into the Kitchen. Although currently used as a dining room, the versatility of the layout means that you could use this room as a playroom or additional reception room and could even knock through into the Kitchen if desired (subject to relevant regulations).



Property Highlights

Stunning hand-built Kitchen/Breakfast Room with a seamless continuation of the Karndean flooring from the Entrance Hall and a wonderful high-quality finish. There is an island unit with fitted storage, a generous worktop space and a breakfast bar making for an ideal entertaining space whilst cooking. The fitted Kitchen comprises of shaker style eye and base level units with a rolltop worksurface, a 'Rangemaster' one and a half bowl ceramic sink with a draining board and a monobloc tap, and integrated appliances to include a 'Bosch' mid-level double oven, a dishwasher, a full height fridge and an 'AEG' five ring gas hob with an extractor hood over.

Separate Utility Room with timber effect Karndean flooring, a door to the Garden and the same high-quality finish as the Kitchen, with shaker style eye and base level units, additional worktop space, a 'Rangemaster' ceramic sink with a draining board and a mono block tap, and integrated appliances to include a tumble dryer and a washing machine. In addition to this there is a modern Worcester boiler situated in one of the wall-mounted cabinets.

Ground floor WC, larger than you would expect with storage space extending under the stairs. There is a window to the side elevation and a two-piece suite to include a low-level WC and a compact pedestal wash hand basin.

Ground floor Office providing an excellent work from home space or the versatility to be used as a playroom, music room, additional reception room and much more.

The stairs rise to the first floor Landing which has an open feel from the gallery style banister and there is natural light flooding in from the window to the side. There is a useful airing cupboard, doors to the first floor accommodation and a drop-down hatch with a ladder to the loft.

Four generously sized Bedrooms, all are capable of housing double beds and feature the signature David Wilson built-in wardrobes. The Principal Bedroom is a fantastic size and incorporates an ensuite Shower Room with timber effect Karndean flooring, a window to the side elevation, tiled walls to dado height, and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a thermostatic 'Mira Pace' shower.

Family Bathroom comprising of Karndean flooring, a window to the rear elevation, an electric shaver point, and four piece suite to include a low-level WC, a pedestal wash hand basin, a panel enclosed bath with a handheld shower attachment from the traditional style mixer tap and a separate shower enclosure With a 'Mira Pace' thermostatic shower.

Detached double Garage with two manual up and over doors to the front, a side pedestrian door and benefiting from internal and external lighting, and power sockets.



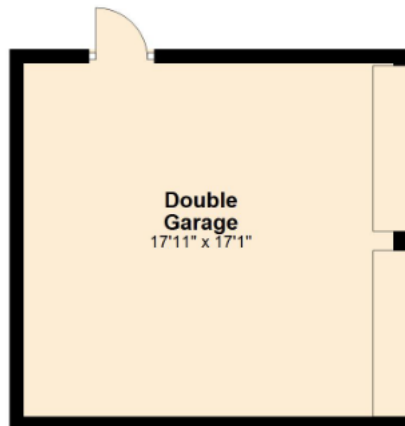
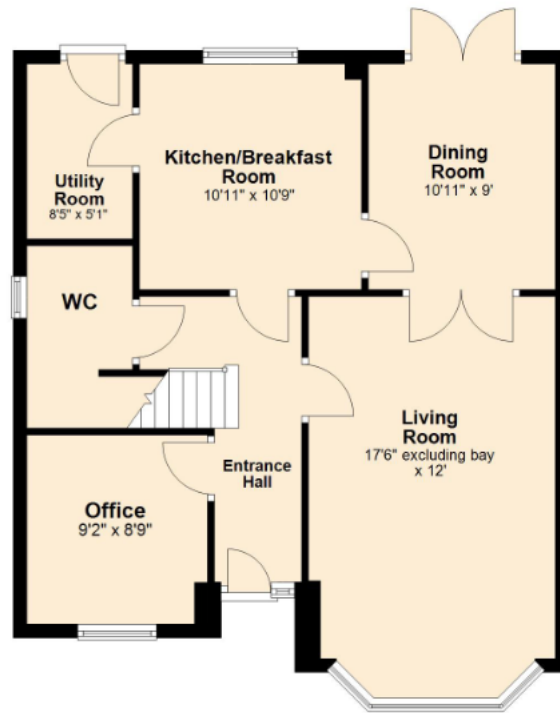
The Grounds

The Property occupies a fantastic position on the desirable street featuring well-maintained bushes to the front and a sweeping hardstanding driveway that flows to the property providing off-road parking for 2 to 3 vehicles and access into the Garage via the manual up and over doors. There is a small lawn to one side and on the other there is a courtyard area between the Garage and the House, with planted borders a small lawn and a paved path that leads to the front door with a covered area by the door providing protection from the elements.

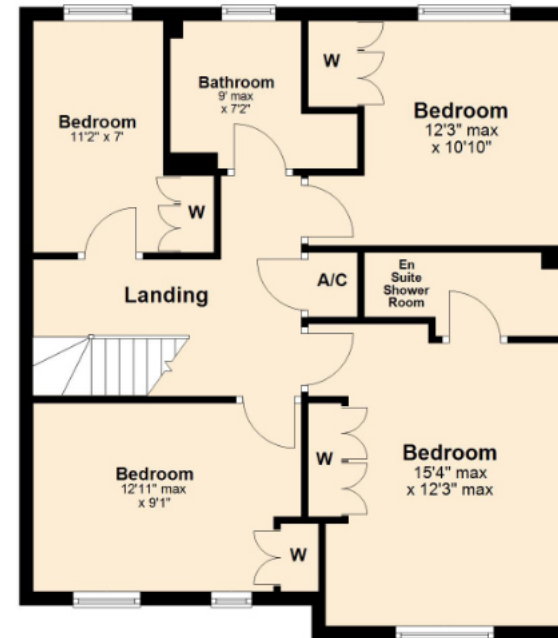
The South facing rear Garden benefits from sun throughout the day and boasts a paved patio by the double doors from the Dining Room creating an ideal entertaining are. There is a flat and level lawn with mature and established planted borders and a further paved patio with a timber pergola situated at the rear of the Garden providing an excellent seating place with shade the Sun. In addition to this there is an external tap, outside lighting and secure gated access down one side of the Property.



Ground Floor



First Floor



Total Area Measurements (Approx.)

Main House - 1430.50 sqft / 132.90 sqm

Garage - 305.80 sqft / 28.41

Total - 1736.30 sqft / 161.31 sqm

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