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**HENDERSON
CONNELLAN**

ESTATE AGENTS



"Countryside Retreat with Panoramic Views"

Discover this exceptional property on one of Rushden's most coveted roads, offering breathtaking countryside views and the perfect blend of tranquil living with superb connectivity. This home is an ideal sanctuary for families seeking both natural beauty and convenient access to amenities and commuter links.



Avenue Road,
Rushden,
NN10 0SJ





Property Highlights

Nestled on the periphery of Rushden, this home boasts stunning countryside vistas and provides easy access to the A6, with Rushden Town, Higham Ferrers, and Rushden Lakes just a short drive away. Commuters will appreciate the nearby A45, offering seamless links to the A14 and M1, while Bedford and Wellingborough Train Stations are less than a 20-minute drive, providing excellent rail connections to London.

Beautifully presented executive family home, occupying a highly sought after position, beautifully presented accommodation, immaculate gardens and a generous plot measuring approx. 0.25 acres. There are modern uPVC windows and doors, fitted in 2019 and the front of which are incorporated into attractive stone mullion frames, central heating that runs from the high-quality 'Stanley' Aga, and privately owned solar panels fitted to the rear section of the roof with a transferrable feed in tariff, which has generated between £1800-£2000 per annum for the last couple of years as well as reduced electricity bills.

Entrance through a composite and glass-panelled front door leads into an inviting Entrance Hall, bathed in natural light. Featuring attractive ceramic tiled flooring, a generous storage cupboard for coats and shoes, stairs rising to the first floor, and solid oak doors to the ground floor accommodation.

The impressive open-plan Kitchen/Dining Room is finished to a high standard, offering ample space for a variety of layouts with furniture, and natural floods the room from the bay window to the front and the window to the rear elevation. It includes LED downlights in the kitchen area and ceramic tiled flooring, with a convenient door to the side leading to the carport. The high-quality kitchen boasts shaker-style eye and base level units, tall larder units, stunning Italian 'Latino' granite worktops, a Belfast sink, and a highly sought-after gas-fired 'Stanley' Aga. A breakfast bar and central island unit provide an excellent space to entertain whilst cooking and the integrated appliances include a washing machine, dishwasher, fridge/freezer, low-level electric oven, and a four-ring induction hob with a concealed extractor hood.



Property Highlights

Generously sized Living Room featuring attractive oak flooring and glass panelled oak double doors from the entrance hall. A charming cast iron open fireplace creates a central focal point in the room with a solid marble hearth, while a large bay window to the rear has French doors that open onto the patio, offering a fantastic outlook over the garden.

A separate Office features oak flooring and windows to the front. This versatile room could easily serve as a playroom, additional reception room, or even a ground-floor bedroom if desired.

The Ground Floor WC offers a seamless continuation of the ceramic tiled flooring from the entrance hall. It includes a window to the side elevation, low-level panelled walls, and a two-piece suite comprising a low-level WC and a compact wash hand basin with storage beneath.

Stairs flow up to the first floor Landing, which provides a great sense of space. There is a useful airing cupboard, doors to the first-floor rooms, and a drop-down hatch and ladder to the loft.

Five Bedrooms, four of which are capable of housing double beds and all rooms benefit from delightful countryside views. The Principal Bedroom is a fantastic size room, incorporating a bay window to the front. It also benefits from ample built-in wardrobes and a modern en suite Shower Room. The en suite is finished with ceramic tiled flooring and walls, a window to the front elevation, LED downlights, a chrome heated towel radiator, and a three-piece suite including a low-level WC, a wash hand basin with storage beneath, and an oversized shower enclosure with a thermostatic rainwater shower and handheld attachment.

The modern Family Bathroom offers a contemporary finish with a traditional feel, comprising LED downlights, a window on the side elevation, a column-style towel radiator, mosaic tiled flooring, ceramic tiled walls to dado height, and a four-piece suite including a low-level WC, a wash hand basin with storage beneath, a panel-enclosed bath, and a corner shower enclosure with a thermostatic rainwater style shower head and handheld attachment.

Detached double Garage, with vehicular access gained through the carport and benefitting from additional secure off road parking, separate from the front driveway. There is a double width up and over door to the front, a side pedestrian door to the side, lighting and power sockets.

Professionally built and installed Log Cabin, measuring approx. 18'7" x 8'11" with French doors at one end, and three windows on the side elevation providing ample natural light. There is a fantastic outlook from the Cabin that looks onto the garden and over the paddock to the rear, making for a wonderful space to have a gym, a garden room or even to run a business from home. Additionally, the Cabin is insulated and has both lighting and power sockets.





The Grounds

Occupying a fantastic plot on a very desirable road, the property enjoys expertly maintained front and rear gardens and an open aspect to both the front and rear.

The frontage includes a sweeping gravelled driveway that flows up to the property, providing off-road parking for several vehicles. Two large timber doors provide secure access down the side of the property to the carport, with additional parking and access into the double garage beyond. There is a well-maintained lawned front garden with a host of mature and established bushes, shrubs, and hedges.

The stunning and extensive rear garden benefits from a Southeast-facing aspect and a wonderful open outlook. With a quiet and serene feel, the garden has been beautifully maintained and features timber fencing with concrete posts forming the boundaries. An extensive patio by the property provides an excellent entertaining space, and a lawn extends down the garden, flanked by a path that leads to the pedestrian access to the garage, and around the rear of the garage to the timber summer house and additional paved seating area, ideally located to catch the afternoon sun. A small step flows down from the initial lawn with a deep, well-stocked planted border and rockery that surrounds the established pond with a soothing water feature. An additional lawn with stepping stones flows down the garden to the extensive and professionally fitted log cabin. The garden is a gardeners paradise boasting a host of mature trees, bushes, shrubs, and beautiful colour throughout.





Ground Floor



First Floor



Total Area Measurements (Approx.)

House - 1720.80 sqft / 159.87 sqm
 Garage - 299.20 sqft / 27.80 sqm
 Total - 2020 sqft / 187.67 sqm (excl. Log Cabin)



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