

2 Aintree Drive
Rushden
NN10 0YS

£650,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This executive six-bedroom detached home on the highly sought-after south side of Rushden has been thoughtfully upgraded & extended by the current owners, creating a truly stunning property that offers the ultimate WOW factor. Spanning across three floors, this immaculate & turnkey home combines luxury, style & practicality.

The entrance hall leads to all ground floor accommodation. The spacious lounge has been enhanced with a bespoke media wall, feature fireplace & herringbone flooring, creating a cosy yet elegant space. The heart of the home is the open-plan kitchen, dining & family area to the rear, an impressive extension that floods the home with natural light through two sets of bi-fold doors & two roof lanterns, offering a seamless connection between indoor & outdoor living. The high-spec kitchen is a true showpiece, complete with integrated appliances including three ovens & an instant hot, cold, and sparkling filtered water tap. Further touches of luxury include air conditioning, Bluetooth ceiling speakers & underfloor heating throughout the ground floor. A utility room, boot room, cloakroom, & ample storage complete the

downstairs.

The first floor offers four generous bedrooms. The master benefits from air conditioning & a stylish ensuite shower room, while the refitted family bathroom features a contemporary four-piece suite & underfloor heating. The second floor provides two additional large double bedrooms, each served by a modern shower room.

The rear garden has been landscaped to perfection, featuring a porcelain patio area perfect for entertaining, a lawn with barked children's play area & a covered sunken seating area with a hot tub. To the front there is a double garage & ample off-road parking on the driveway.

Solar panels have been installed supported by four 20kW battery storage packs, offering impressive energy efficiency & sustainability. Every detail has been considered in this home, delivering a luxurious & effortless lifestyle.

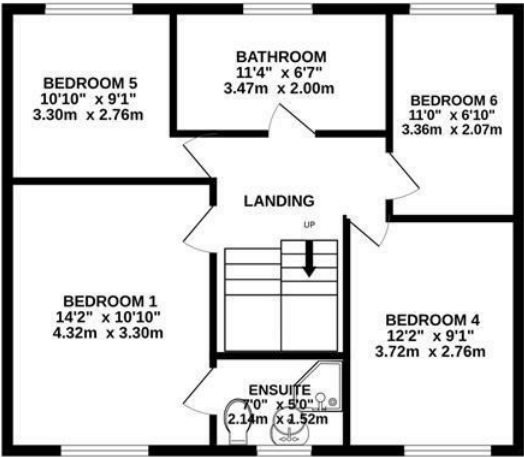
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Floor Plan

GROUND FLOOR
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Ample living accommodation spanning across three floors



Impressive extension creating an open plan bespoke kitchen



Six generous bedrooms



Cloakroom, Ensuite & two bathrooms all refitted to a high specification



Beautifully landscaped rear garden



Off road parking & Double garage





SELLER'S SECRET

We've absolutely loved creating and living in this home. Every upgrade has been carefully thought through to make it both beautiful and practical for family life. The open-plan kitchen and living space is where we spend most of our time - it's perfect for entertaining and enjoying time together. The garden is our sanctuary, especially the covered seating and hot tub area. We've poured our hearts into making this house special, and we hope the next owners love it as much as we have



Why we like it....

This property truly has the WOW factor from the moment you step inside. The attention to detail and quality of finish are outstanding the open-plan kitchen and family space is one of the best we've seen. Every inch of this home has been upgraded to an exceptional standard, and it's immaculate throughout. Located on the highly sought-after south side of Rushden, this turnkey home perfectly balances luxury, comfort, and functionality ...it's one not to miss!

OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ
01933 656964
www.oscar-james.com

To buy or not to buy....
