



Connells

Wellingborough Road
RUSHDEN



Property Description

*** One of a kind detached home, with versatile accommodation across 3 floors including kitchen/diner with adjoining utility & cloakroom, numerous reception rooms, 4 bedrooms, 2 bathrooms & 2 cloakrooms as well as 2 further rooms to the 2nd floor. Also benefiting from ample parking, gardens & pool!***

Entrance Porch

Door to front elevation.

Entrance Hall

Door to front elevation and double glazed window to side elevation. Radiator.

Lounge

20' x 15' 11" (6.10m x 4.85m)

Double glazed French doors to rear elevation and double glazed windows to rear and side elevations. Two radiators.

Kitchen Diner

24' 4" Max x 11' 11" Max (7.42m Max x 3.63m Max)

Double glazed French doors to rear elevation and double glazed windows to front and rear elevations. Fitted with a range of wall and base units with quartz work surfaces over. Space for range style cooker with cooker hood over. Island with quartz work surface over, one & half bowl sink drainer and wine fridge. Open fire and two radiators.

Utility Room

12' x 5' 8" (3.66m x 1.73m)

Double glazed doors to both front and rear elevations and double glazed windows to rear and side elevations. Fitted with base units with quartz work surface over. Plumbing for washing machine.

Cloakroom

Double glazed window to side elevation. Low level wc and wash hand basin with tiling to water sensitive areas and ladder style towel radiator.

Office/Study

12' 10" Max x 12' Max (3.91m Max x 3.66m Max)

Double glazed window to front elevation and radiator.

Ground Floor Bedroom

19' 1" Max x 8' 5" (5.82m Max x 2.57m)

Double glazed window to front elevation, shower cubicle and radiator.

Adjoining Reception Room

18' 4" Max x 9' 10" (5.59m Max x 3.00m)

Double glazed door to rear elevation. Double glazed window to front elevation and two double glazed windows to side elevation. Radiator.

Conservatory

Double glazed French doors to rear elevation and double glazed windows to rear and side elevations.

First Floor Landing

Bedroom One

17' 2" Into Bay x 12' 9" Max (5.23m Into Bay x 3.89m Max)

Double glazed bay window to rear elevation and radiator.

Bedroom One Dressing Room

Wardrobes, ladder style radiator and eaves storage.

Bedroom One En-Suite

Double glazed window to rear elevation. Jacuzzi bath and rainfall shower, low level wc and wash hand basin with tiling to water sensitive areas and ladder style towel radiator.

Bedroom Two

15' 11" x 12' (4.85m x 3.66m)

Double glazed window to rear elevation, eaves storage and radiator.

Bedroom Three

11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window to front elevation and radiator. Stairs leading to loft rooms.

Bathroom

Double glazed window to front elevation. Bath, shower, low level wc and vanity wash hand basin with tiling to water sensitive areas.

First Floor Cloakroom

Double glazed window to rear elevation.

Loft Room One (via Bedroom 3)

11' 11" x 7' 7" (3.63m x 2.31m)

* Restricted Head Height. Skylights and radiator.

Loft Room Two

8' 9" x 7' 6" (2.67m x 2.29m)

* Restricted Head Height. Fitted wardrobes, skylights and radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: G

Tenure: Freehold

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