



109 Newton Road
Rushden, NN10 0HJ



Simpson & Weekley

Nestled in the heart of Rushden, Overdale is a magnificent detached residence. Built in 1911, this stunning house boasts an impressive 2,400 square feet of living space, making it a substantial home for any growing family.

As you enter via the porch, you are greeted by a grand yet elegant entrance that immediately sets the tone for the rest of the property. The house has been sympathetically and meticulously maintained to ensure original features such as ceiling roses, cornice coving and picture rails have been retained or carefully restored. There are five bedrooms providing ample room for family and guests alike. The ground floor reception rooms offer versatile spaces for relaxation and entertainment, what was originally two separate reception rooms has now been opened to provide a spacious double bay fronted living area currently used as a lounge and sitting room, there is a feature fire place with beautiful fire surround and side picture tiles. Double doors lead you to the dining room where you will find another cast iron fire place and French doors to the garden.

A modern fitted kitchen breakfast room provides another area to relax in with space for a table and chairs and the exposed brick chimney breast hosts an original cast iron stove - just another surviving feature pointing towards the history of this stunning home. There is a store room/cupboard that could potentially be used as a study, a ground floor cloakroom and large utility room adds a level of convenience, while the conservatory invites natural light and offers a serene spot to enjoy the garden views. With a large four piece bathroom and additional shower room, the property ensures comfort and practicality for everyday living. Externally there is parking for several cars, along with the added benefit of an integral garage.

The A6 and A45 are easily accessible leading to Bedford or Wellingborough where trains from the respective stations can see you arrive in London within an hours journey.

£650,000



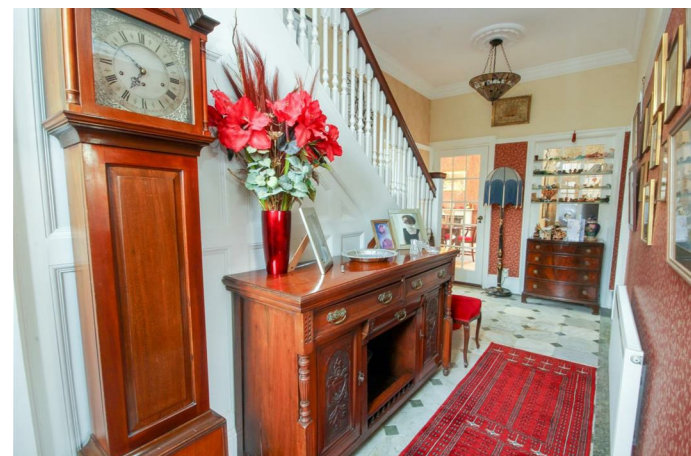
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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