



183 Avenue Road

Rushden, Northamptonshire NN10 0SN



**Simpson & Weekley**



**\*\*\*EXTENDED EXECUTIVE HOME\*\*\* \*\*\*LARGE PRIVATE PLOT\*\*\*** Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. Ideally located on the highly desirable Avenue Road on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools, open countryside and the always popular Rushden Lakes development. The property is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge kitchen diner, an amazing extended family room with vaulted ceilings and feature fireplace, utility room, converted double garage which is currently being used as a gym and a WC downstairs. The first floor offers a large master bedroom with en-suite shower room, three further large double bedrooms and a four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large gravelled driveway to the front of the home that offers parking for several cars. To the rear of the home is a large private rear garden with views to open countryside to the rear of the garden. an internal viewing is highly recommended to fully appreciate everything this fantastic family home has to offer. EPC Rating Ordered, Council Tax Band F

£700,000



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GROUND FLOOR  
1344 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR  
876 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 2220 sq.ft. (206.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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