



46 Prospect Avenue
Rushden, Northamptonshire NN10 6DH



Simpson & Weekley



"Simply Stunning". If you are looking for a property with character and size both inside and out then look no further than this bay fronted, 1930's, extended five bedroom family residence. Having undergone a long list of renovations over recent years and a re-modelling as part of a two storey extension, this property presents an opportunity to move to the highly regarded and tree aligned 'Prospect Avenue' with the confidence that comes with purchasing a property that has undergone so much work throughout. As you enter the hallway from the porch it is hard to not notice the character of the stained glass front door and windows, there is a staircase to the first floor and doors to all primary reception rooms. The bay fronted living room hosts a wood burner and has a square arch to the dining room where there is a feature fire place and bay to the rear with a door to the garden. The original 30's size kitchen has now been opened up into a stunning refitted kitchen/breakfast room with gloss units, solid wood work tops, a granite topped island unit and the bi-fold-doors allow light to flood into this ideal space for family or friends to congregate. The utility room and cloakroom bring about a touch of convenience whilst the integral door to an oversized garage is currently made the most of and utilised as a home gym. To the first floor there are five bedrooms, the spacious master bedroom boasts a walk in wardrobe and a beautiful en-suite shower room, three of the remaining four bedrooms are all doubles and the four piece family bathroom includes a freestanding bath and a separate shower cubicle.



£500,000



Externally the low maintenance block paved frontage framed by a low level boundary brick wall provides off road parking and access to the oversized garage. The established and well maintained rear garden is mainly laid to lawn resulting in a perfect space for children to play in. There is a paved patio and the newly erected wooden gazebo and outdoor kitchen offer an ideal space for entertaining and should the weather take a turn for the worst, why not move into the impressive 24' x 11' heated sports/garden room and make the most of the timber built bar. EPC Rating, Ordered. Council Tax Band C



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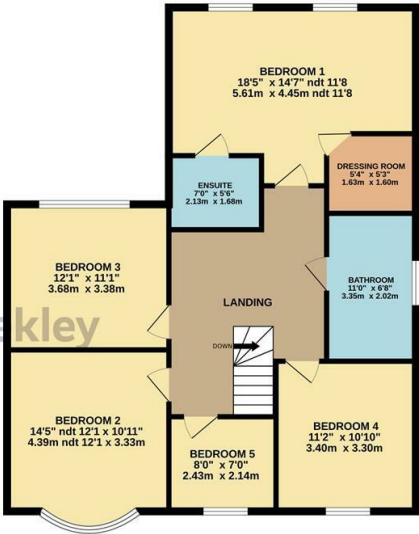
* Extended Semi-Detached Family Home * Five Bedrooms. Three Reception Areas * En-suite & Walk in Wardrobe to Master Bedroom * Open Plan Kitchen/Diner With Bi Folds Overlooking Garden * Oversized Integral Garage Currently Used as a Gym * Landscaped Gardens with Heated Bar/Garden Room * Immaculately Presented Throughout Inside and Out * Ground Floor Cloakroom. Four Piece Bathroom * Located on a Popular Tree Aligned Avenue *



GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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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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