CHARLES ORLEBAR

Estate Agents & Auctioneers

188 Avenue Road, Rushden, NN10 0SW

£600,000

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# 188 Avenue Road

## Rushden, NN10 0SW

£600,000

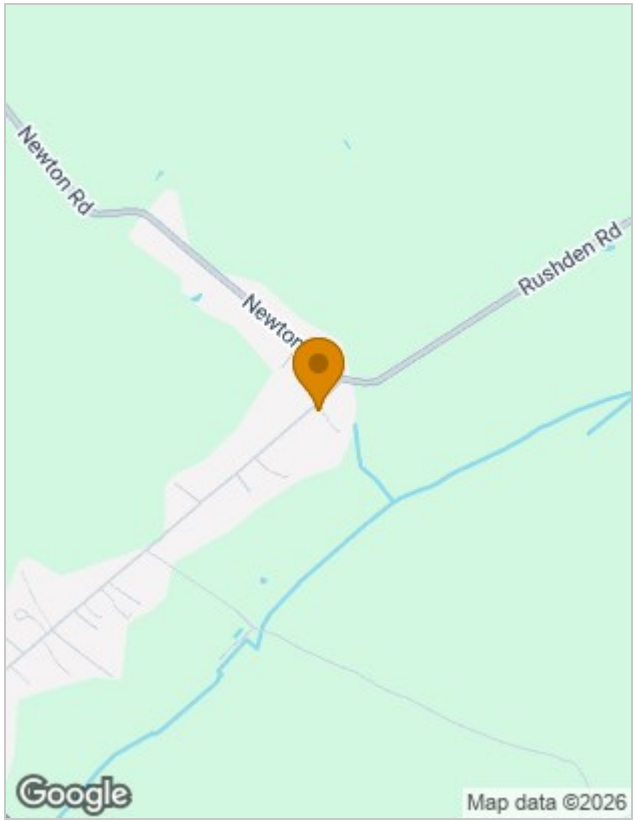
- 4/5 Bedrooms
- No chain
- Nearly 1700sqft
- Scope for annexe (subject to permissions)
- Approx 0.35 acres
- Over 200ft rear garden
- Large detached garage with loft above
- Backing onto Horse paddocks

Avenue Road is widely regarded as one of Rushden's most desirable residential addresses, and this substantial detached bungalow occupies an exceptional plot of approximately 0.35 acres, offering outstanding space both inside and out.
Set behind gated frontage with ample off-road parking, the property enjoys a wonderful sense of privacy and boasts a rear garden extending beyond 200ft, backing directly onto paddocks, creating a picturesque outlook rarely found within the town.
Internally, the bungalow provides almost 1,700 sq ft of versatile single-storey accommodation. There are five bedrooms in total, including four generous double bedrooms and a fifth large single bedroom that would also make an ideal home office. The spacious layout offers excellent flexibility for families, downsizers seeking room to entertain, or those requiring dedicated work-from-home space.
Outside, the oversized double garage is a standout feature, incorporating a workshop area, WC and loft storage. Subject to the necessary permissions and conversion work, the space offers exciting potential for annexe accommodation. Furthermore, with the removal of an internal wall, the garage could be transformed into an area approaching quadruple-garage proportions.
The property is ready to move straight into, while still presenting scope for future modernisation and enhancement to suit individual tastes, allowing a purchaser to add value over time.
Surrounded by impressive homes in an idyllic and highly regarded neighbourhood, the location offers the perfect balance of tranquillity and convenience, with excellent schooling, commuter links and everyday amenities all within easy reach, whilst remaining removed from the bustle of the town centre.
A rare opportunity to acquire a substantial bungalow on one of Rushden's premier roads, with exceptional gardens, extensive parking, remarkable outbuildings and endless potential.

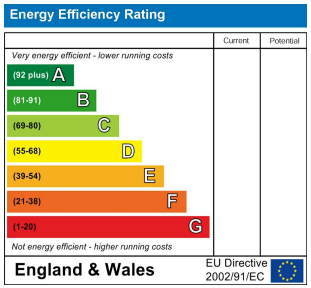
| | |
|---|---|
| Entrance Hall | 6'9" x 9'7" (2.05m x 2.92m) |
| Hall | 6'5" x 10'1" (1.96m x 3.07m) |
| WC | 4'11" x 6'10" (1.50m x 2.09m) |
| Kitchen/Breakfast Room | 11'10" x 14'5" (3.60m x 4.39m) |
| Utility | 11'10" x 5'9" (3.60m x 1.75m) |
| Lounge/Dining Room | 26'9" x 13'11" (8.15m x 4.23m) |
| Hallway | 25'3" x 2'11" (7.70m x 0.89m) |
| Office/Bedroom 5 | 7'7" x 10'0" (2.30m x 3.04m) |
| Family Bathroom | 5'10" x 10'1" (1.79m x 3.07m) |
| Bedroom 4 | 10'4" x 10'1" (3.15m x 3.08m) |
| Bedroom 3 | 9'10" x 11'8" (2.99m x 3.55m) |
| Bedroom 1 | 16'5" x 10'2" (5.00m x 3.09m) |
| En-suite | 5'4" x 10'2" (1.63m x 3.10m) |
| Bedroom 2 | 13'0" x 10'6" (3.96m x 3.20m) |

## Floor Plans

## Location Map




## Energy Performance Graph




**Council Tax Band:** C
North Northants

**Tenure:** Freehold

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk https://charlesorlebar.co.uk/