

CHARLES ORLEBAR

Estate Agents & Auctioneers



52 Victoria Road, Rushden, NN10 0AS

£525,000





52 Victoria Road

Rushden, NN10 0AS

- No chain
- Large workshop outbuilding with scope for annexe (subject to permissions)
- Ample offroad parking
- Loft spanning full width of the property
- Approx 2387sqft
- Open plan kitchen with vaulted ceiling
- Large double garage
- Approx 0.25 acres

Occupying a large plot on Victoria Road, Rushden, this substantial chain-free detached bungalow offers exceptional space, versatility and future potential, with the bungalow and outbuilding providing almost 2,400 sq ft of accommodation in total.

Beautifully presented throughout, the centrepiece of the home is the impressive open-plan kitchen, dining and family room, featuring vaulted ceilings and Velux windows that flood the space with natural light, creating a wonderful environment for both everyday living and entertaining. The property offers two generous double bedrooms, each benefitting from its own ensuite, with the principal bedroom enjoying a four-piece ensuite bathroom.

Outside, the home continues to impress with a large private garden, extensive driveway parking and a huge double garage. A particular highlight is the substantial detached outbuilding measuring approximately 8.5m x 5.7m, complete with its own WC and kitchenette. Currently utilised as a workshop, this highly versatile space offers excellent potential for a home business, studio, gym or annexe accommodation, subject to any necessary consents. Further enhancing the property's appeal is the substantial loft space, which spans the full width of the bungalow and boasts excellent head height, presenting significant scope for further development or conversion, subject to the relevant planning permissions and building regulations.

Conveniently located just a short walk from Rushden High Street, residents can enjoy easy access to shops, cafés, supermarkets, healthcare facilities and other everyday amenities, making this a particularly attractive option for those seeking spacious single-storey living in a convenient and well-connected location. Rushden Lakes and major road links including the A6, A45 and A14 are also within easy reach. Rarely does a bungalow of this size, flexibility and potential come to the market. Early viewing is highly recommended

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Hall	4'8" x 9'2" (1.43m x 2.80m)
Kitchen/Dining/Family Room	42'11" x 32'4" (13.07m x 9.86m)
Hallway	14'1" x 26'0" (4.28m x 7.93m)
WC	3'5" x 5'9" (1.04m x 1.74m)
Bedroom 1	12'3" x 11'7" (3.74m x 3.53m)
En-suite	5'4" x 10'6" (1.63m x 3.20m)
Bedroom 2	13'9" x 11'7" (4.20m x 3.54m)
En-suite	7'11" x 5'5" (2.41m x 1.65m)
Double Garage	19'6" x 19'8" (5.94m x 6.00m)
Workshop	28'0" x 18'11" (8.54m x 5.77m)
WC	6'6" x 3'1" (1.98m x 0.93m)





Floor Plans



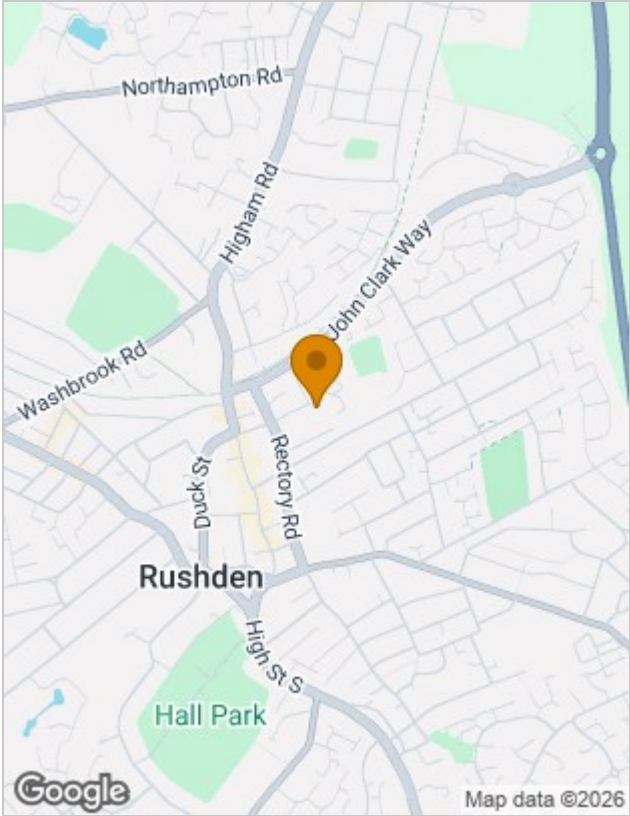
Viewing

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

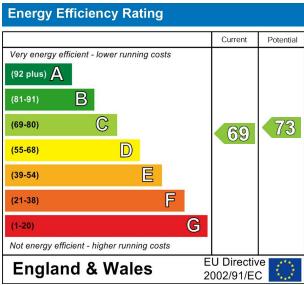
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Location Map



Energy Performance Graph



Council Tax Band: E
North Northants

Tenure: Freehold