

CHARLES ORLEBAR

Estate Agents & Auctioneers



176 Newton Road, Rushden, NN10 0SZ

£600,000





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- 5 Bedrooms
- Gated offroad parking
- Approx 60ft garden
- Open plan layout with multiple vaulted ceilings
- Over 2300sqft
- Garage
- 27ft Principle bedroom with vaulted ceilings, juliete balcony, walk in wardrobe and ensuite
- Surrounded by countryside

Occupying an enviable edge-of-town position towards the village of Newton Bromswold, this substantial five-bedroom detached home enjoys a wonderful countryside setting whilst remaining perfectly placed for access to the A6, Bedford commuting and the highly regarded Sharnbrook School.

Offering over 2,300 sq. ft. of accommodation, the property provides exceptional space for family living. The impressive room sizes include a 26ft living room, a 27ft dining room and a remarkable 27ft principal bedroom, showcasing the generous proportions throughout.

The stunning vaulted principal suite features a Juliet balcony overlooking the rear garden, a walk-in wardrobe and an en-suite shower room with walk-in shower. Four of the five bedrooms are comfortable doubles, making this an ideal home for growing families.

To the front, secure gates open onto a large block-paved driveway providing ample parking for multiple vehicles. The private rear garden extends to approximately 60ft in length, enjoys a south-westerly aspect and offers an excellent space for outdoor entertaining and family enjoyment.

A rare opportunity to acquire a spacious family home combining countryside surroundings with excellent commuter links and access to outstanding schooling.



Hall	5'1" x 12'0" (1.54m x 3.66m)
Living Room	26'5" x 13'10" (8.04m x 4.22m)
Dining Room	12'1" x 27'0" (3.68m x 8.24m)
Kitchen/Breakfast Room	17'5" x 13'10" (5.30m x 4.22m)
Pantry	2'9" x 7'5" (0.84m x 2.25m)
WC	4'2" x 6'2" (1.26m x 1.89m)
Garage	15'9" x 8'6" (4.80m x 2.59m)
Landing	13'8" x 14'9" (4.16m x 4.50m)
Bedroom 1	27'2" x 12'9" (8.29m x 3.88m)
Walk-in Wardrobe	
En-suite	6'4" x 8'0" (1.94m x 2.44m)
Bedroom 2	12'0" x 12'8" (3.66m x 3.87m)



Bedroom 3	10'6" x 13'9" (3.19m x 4.18m)
Bedroom 4	12'1" x 8'7" (3.69m x 2.62m)
Bedroom 5	12'1" x 6'0" (3.69m x 1.83m)
Family Bathroom	6'6" x 9'10" (1.98m x 3.00m)

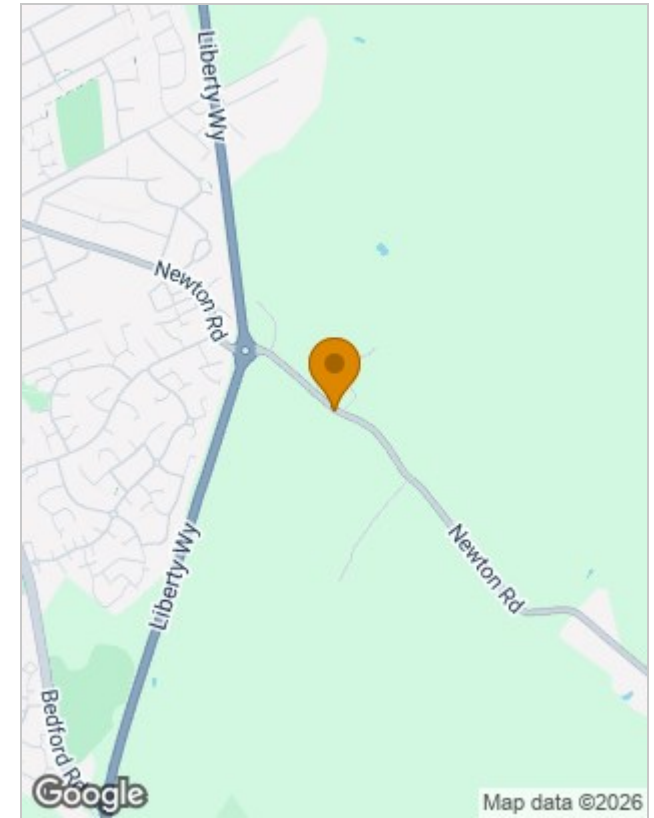




Floor Plans



Location Map



Energy Performance Graph

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		

Council Tax Band: E
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.

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