

# CHARLES ORLEBAR

Estate Agents & Auctioneers



55 Higham Road, Rushden, NN10 6DG

Offers In Excess Of £350,000



3



3



2



10



# 55 Higham Road

Rushden, NN10 6DG

- 3 Bedrooms
- Refurbished throughout in 2022
- 2 Reception rooms in addition to kitchen/diner
- Utility
- Offroad parking
- Family bathroom, ensuite and shower room
- Walking distance to Rushden Lakes, Rushden High Street & Higham High Street
- Large garden

A beautifully refurbished Edwardian home combining timeless character with modern living, perfectly positioned between Rushden and Higham Ferrers.

Step inside this elegant Edwardian residence, meticulously refurbished in 2022 to create a stunning home that retains its original charm while offering contemporary comfort. From the moment you enter, you're greeted by an impressive stained glass front door leading into a striking original tiled hallway, setting the tone for the character and quality found throughout.

The property boasts generously proportioned rooms with impressive ceiling heights, filling each space with natural light and a sense of grandeur rarely found in modern homes. Every detail has been thoughtfully considered to preserve the home's period heritage while enhancing functionality for today's lifestyle.

Perfectly positioned, Rushden Lakes Shopping and Leisure Complex is within walking distance, offering a superb selection of shops, restaurants, and entertainment, as well as scenic lakeside walks. Both Rushden High Street and Higham Ferrers High Street are also nearby, providing easy access to independent boutiques, cafes, and local amenities.

For commuters, Wellingborough Train Station is just a short drive away, offering direct services to London St Pancras in under an hour. Excellent road links via the A6, A45, and M1 make this an ideal base for those needing quick access to surrounding towns and cities.

Outdoor enthusiasts will love the abundance of local parks and countryside walks, including the Nene Wetlands Nature Reserve and Hall Park, both perfect for weekend strolls and family time. Families are also well served by a range of highly regarded local schools in both Rushden and Higham Ferrers.

Combining period elegance, modern style, and an unbeatable location, this stunning home on Higham Road offers a rare opportunity to enjoy the best of town, country, and connectivity.



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Porch

Hall

Sitting Room 11'9" x 11'11" (3.57m x 3.63m)

Living Room 13'3" x 11'3" (4.04m x 3.42m)

Kitchen/Dining Room 23'3" x 9'3" (7.08m x 2.83m)

Utility 6'9" x 5'4" (2.07m x 1.63m)

Shower Room

Landing

Bedroom 1 11'9" x 11'11" (3.57m x 3.62m)

En-suite

Bedroom 2 13'3" x 11'3" (4.05m x 3.42m)

Bedroom 3 8'6" x 9'1" (2.58m x 2.77m)

Family Bathroom





## Floor Plans



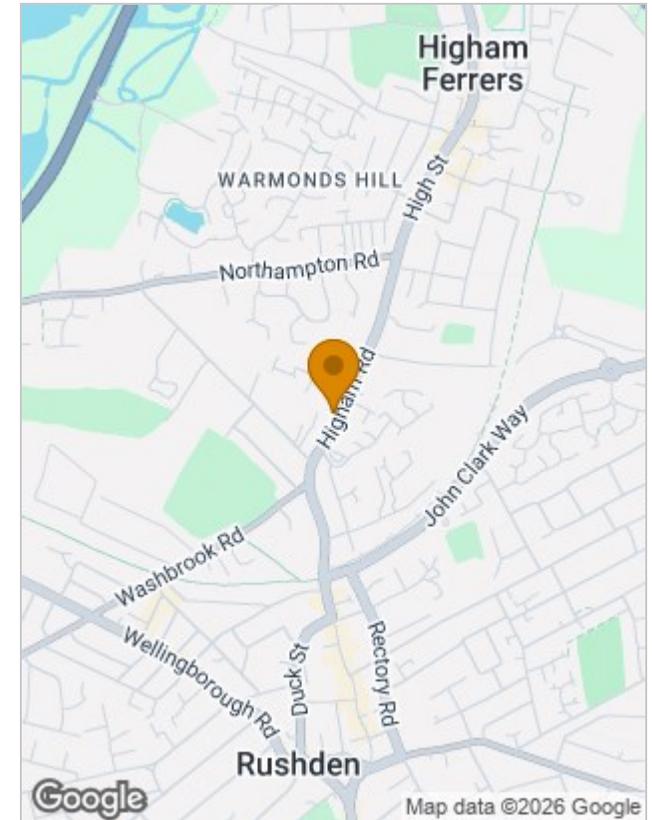
## Viewing

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

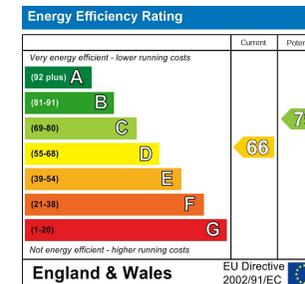
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## Location Map



## Energy Performance Graph



**Council Tax Band: C**  
North Northants

**Tenure: Freehold**