CHARLES ORLEBAR

Estate Agents & Auctioneers



3 Shelduck Close, Rushden, NN10 6FP

Offers In Excess Of £450,000

4 2 2 B



3 Shelduck Close

Rushden, NN10 6FP

- 4 Bedrooms
- 5 Miles from wellingborough train station
- Utility
- Office
- Built 5 years ago
- Ensuite, 4 piece family bathroom & w/c
- Open plan kitchen
- Walking distance to Rushden Lakes

Situated in one of Rushden's most desirable modern developments and just a short distance from Rushden Lakes, this exceptional four-bedroom detached home offers spacious, contemporary living ideal for families and professionals alike. Built only five years ago and still benefiting from the remainder of its NHBC warranty, the property is presented in excellent condition throughout.

At the heart of the home is a stunning open-plan kitchen, dining and family room, creating the perfect space for everyday living and entertaining. Patio doors open directly onto the sunny south-facing rear garden, seamlessly blending indoor and outdoor living. A separate lounge provides a comfortable retreat, while a dedicated home office is ideal for those working remotely.

Upstairs, all four bedrooms are doubles. The impressive principal suite features a bay window, dressing area and a spacious ensuite shower room, creating a luxurious private haven. The remaining bedrooms are well served by a contemporary four piece family bathroom.

Externally, the property benefits from a driveway, garage and additional parking directly opposite the house. The south-facing garden offers an excellent space for families, entertaining and enjoying the sunshine throughout the day.

Perfectly positioned for commuters, Wellingborough railway station is approximately a 5 mile drive away, offering direct services to London St Pancras in under an hour. The property is also within easy reach of beautiful countryside walks, making it ideal for those seeking both convenience and outdoor lifestyle opportunities.

A superb modern family home in a highly sought-after location, combining space, style and excellent access to Rushden Lakes, commuter links and surrounding countryside.





Offers In Excess Of £450,000



Hall	12'11" x 6'6" (3.94m x 1.98m)
Living Room	17'3" x 10'11" (5.25m x 3.33m)
Office	6'8" x 8'7" (2.03m x 2.62m)
WC	5'6" x 3'0" (1.68m x 0.92m)
Kitchen/Dining/Family Room	14'6" x 26'10" (4.41m x 8.18m)
Utility	5'9" x 5'3" (1.76m x 1.61m)
Landing	17'6" x 6'6" (5.33m x 1.98m)
Bedroom 1	10'6" x 11'0" (3.21m x 3.36m)
Dressing Area	5'1" x 5'11" (1.54m x 1.81m)
En-suite	7'5" x 4'10" (2.25m x 1.47m)
Bedroom 2	13'0" x 8'7" (3.96m x 2.62m)
Bedroom 3	11'9" x 8'10" (3.57m x 2.69m)
Bedroom 4	9'1" x 8'7" (2.78m x 2.62m)
Family Bathroom	6'8" x 8'10" (2.02m x 2.68m)






ROSIE

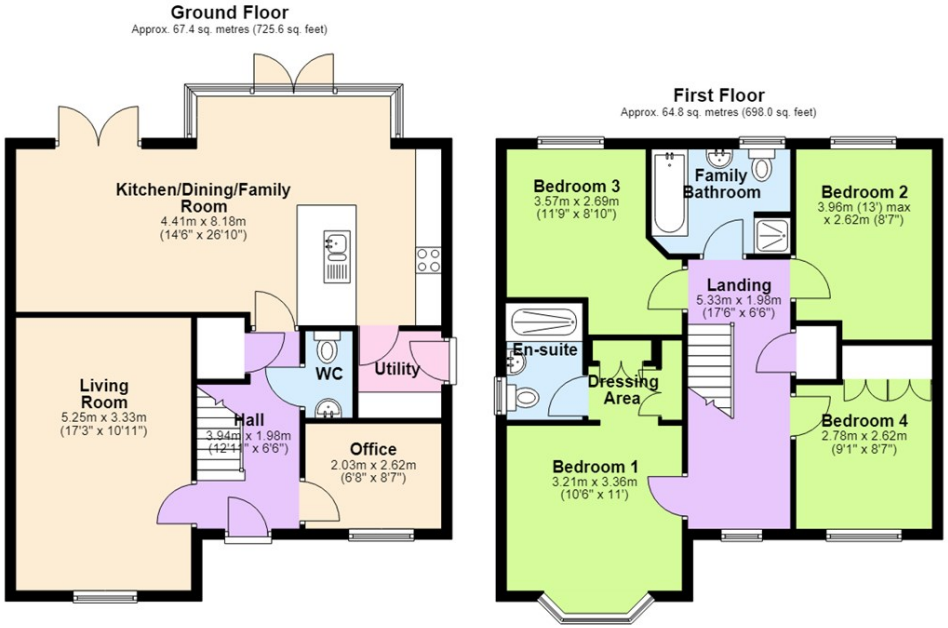



ARCTIC MONKEYS



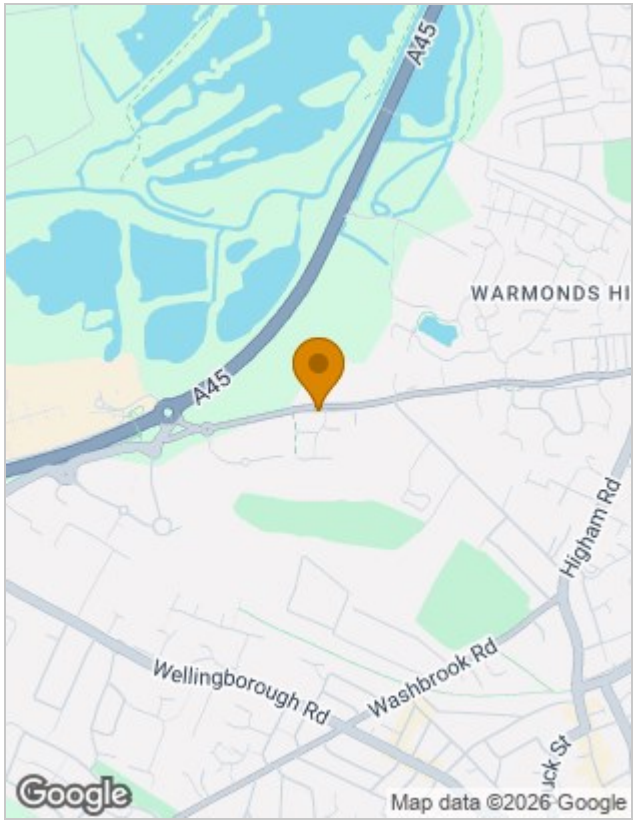


Floor Plans

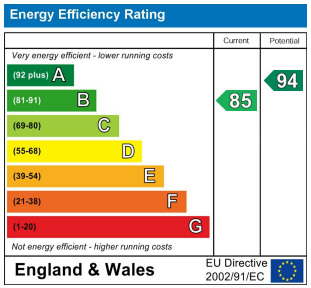


Total area: approx. 132.3 sq. metres (1423.6 sq. feet)

Location Map



Energy Performance Graph



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.

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