CHARLES ORLEBAR

Estate Agents & Auctioneers

27 St. Margarets Avenue, Rushden, NN10 9YQ

Offers Over £340,000

3 1 2 B

# 27 St. Margarets Avenue

## Rushden, NN10 9YQ

Offers Over £340,000

- 3 Bedrooms
- 85ft garden
- Drayton Wiser heating controls for each room
- Landscaped South/East facing gardens
- Large outbuilding ideal for business from home
- Solar Panels
- New boiler fitted this year
- No chain

*NO CHAIN* Situated on the highly sought-after and mature St Margaret's Avenue in Rushden, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, having been meticulously maintained and fully redecorated throughout the current owners' tenure.

The property is set back from the road with ample off-road parking and benefits from a single garage. Internally, the accommodation comprises a welcoming entrance hall, a cosy snug sitting room featuring a charming log-burning stove, and a superb open-plan kitchen/dining room that provides the perfect space for family living and entertaining. To the rear, a conservatory enjoys delightful views over the impressive garden and provides an additional reception space.

Upstairs, there are three generously proportioned bedrooms and an immaculate contemporary shower room, all presented to an exceptional standard.

A standout feature of this home is the substantial detached outbuilding measuring approximately 5m x 6m. Complete with power and independent access doors, it offers endless possibilities as a home office, gym, games room, studio or hobby space.

Externally, the rear garden extends to approximately 85ft in length, providing a wonderful outdoor environment for families, gardeners and those who enjoy entertaining. The property also benefits from 10 owned solar panels, helping to improve energy efficiency and reduce running costs.

Ideally located within walking distance of local schools, shops and everyday amenities, the property is also just a short stroll from Hall Park, making it

| | |
|---|---|
| Porch | 1'5" x 5'5" (0.42m x 1.66m) |
| Hall | 12'8" x 5'5" (3.86m x 1.66m) |
| WC | 4'11" x 2'5" (1.50m x 0.74m) |
| Kitchen/Diner | 14'9" x 17'2" (4.49m x 5.22m) |
| Conservatory | 9'2" x 10'11" (2.80m x 3.32m) |
| Living Room | 10'11" x 11'4" (3.33m x 3.46m) |
| Landing | 7'9" x 6'5" (2.37m x 1.96m) |
| Bedroom 1 | 14'8" x 10'7" (4.48m x 3.23m) |
| Bedroom 2 | 10'10" x 10'7" (3.29m x 3.23m) |
| Bedroom 3 | 11'0" x 6'5" (3.35m x 1.96m) |
| Shower Room | 6'7" x 6'5" (2.00m x 1.96m) |
| Office | 16'4" x 19'8" (4.99m x 6.00m) |

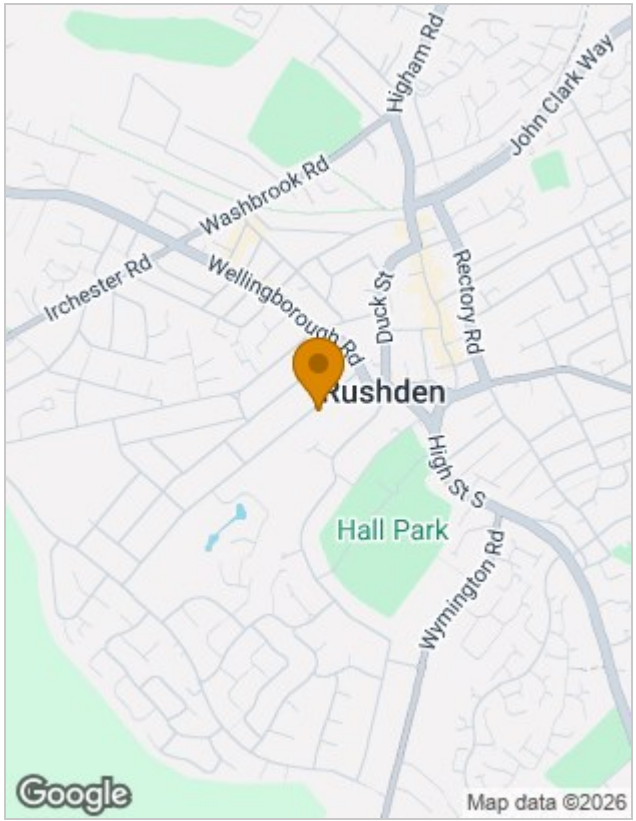
THE SNUG

Northampton Rd
A45
Higham Rd
John Clark Way
Wellingborough
Rushden
Newton Rd
High St S
Liberty Wy
Bedford Rd
©2026 Airbus, Landsat / Copernicus, Maxar Technologies

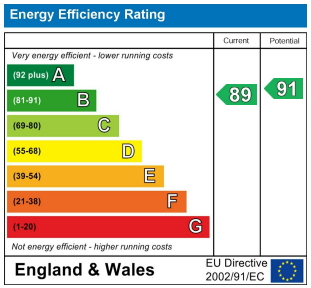
JOYTOY

## Floor Plans

## Location Map




## Energy Performance Graph




**Council Tax Band:** B
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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