

# CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Holly Road, Rushden, NN10 6AT

Offers In Excess Of £400,000









# 5 Holly Road

Rushden, NN10 6AT

- 3 Double bedrooms
- Quiet location
- Garage
- Open plan kitchen
- Immaculate condition
- Offroad parking
- Landscaped gardens
- Utility

Nestled in the desirable area of Holly Road, Rushden, this immaculate detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,695 square feet, the property boasts a spacious layout with two well-appointed reception rooms, ideal for both relaxation and entertaining. The ground floor of the home features a remarkable 22ft living room, seamlessly flowing to a generous 22x22ft open-plan kitchen, creating a welcoming atmosphere for family gatherings and social occasions.

This residence comprises three thoughtfully designed bedrooms, providing ample space for family living or guest accommodation. The bathroom is well-equipped, ensuring functionality and comfort for everyday use. The property is presented to a high standard throughout, making it move-in ready for its new owners.

Outside, the landscaped south-facing garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting outdoor gatherings. The large dropped curb leads to a blocked-paved driveway, providing parking for up to three vehicles, with potential for additional parking subject to landscaping. A garage further enhances the practicality of this home.

Situated on the edge of town, this property enjoys easy access to the A45, making commuting to Wellingborough train station and beyond a breeze. Nature enthusiasts will appreciate the nearby countryside walks, while shopping and leisure options are just a short distance away, including the popular Rushden Lakes and Waitrose. The town centre is also within a short drive, ensuring all amenities are conveniently accessible.

This exceptional home in a sought-after location is a rare find, offering a harmonious lifestyle in a vibrant community. Don't miss the opportunity to make this splendid property your own.



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Hallway	
Garage	
Utility	7'9" x 8'6" (2.35m x 2.60m)
Hall	
Living Room	22'4" x 22'3" (6.81m x 6.79m)
WC	
Kitchen/family room	12'0" x 22'7" (3.66m x 6.89m)
Landing	
Bedroom 1	12'11" x 15'4" (3.94m x 4.67m)
Bedroom 2	12'0" x 9'0" (3.66m x 2.75m)
Bedroom 3	12'0" x 8'11" (3.66m x 2.73m)
Bathroom	



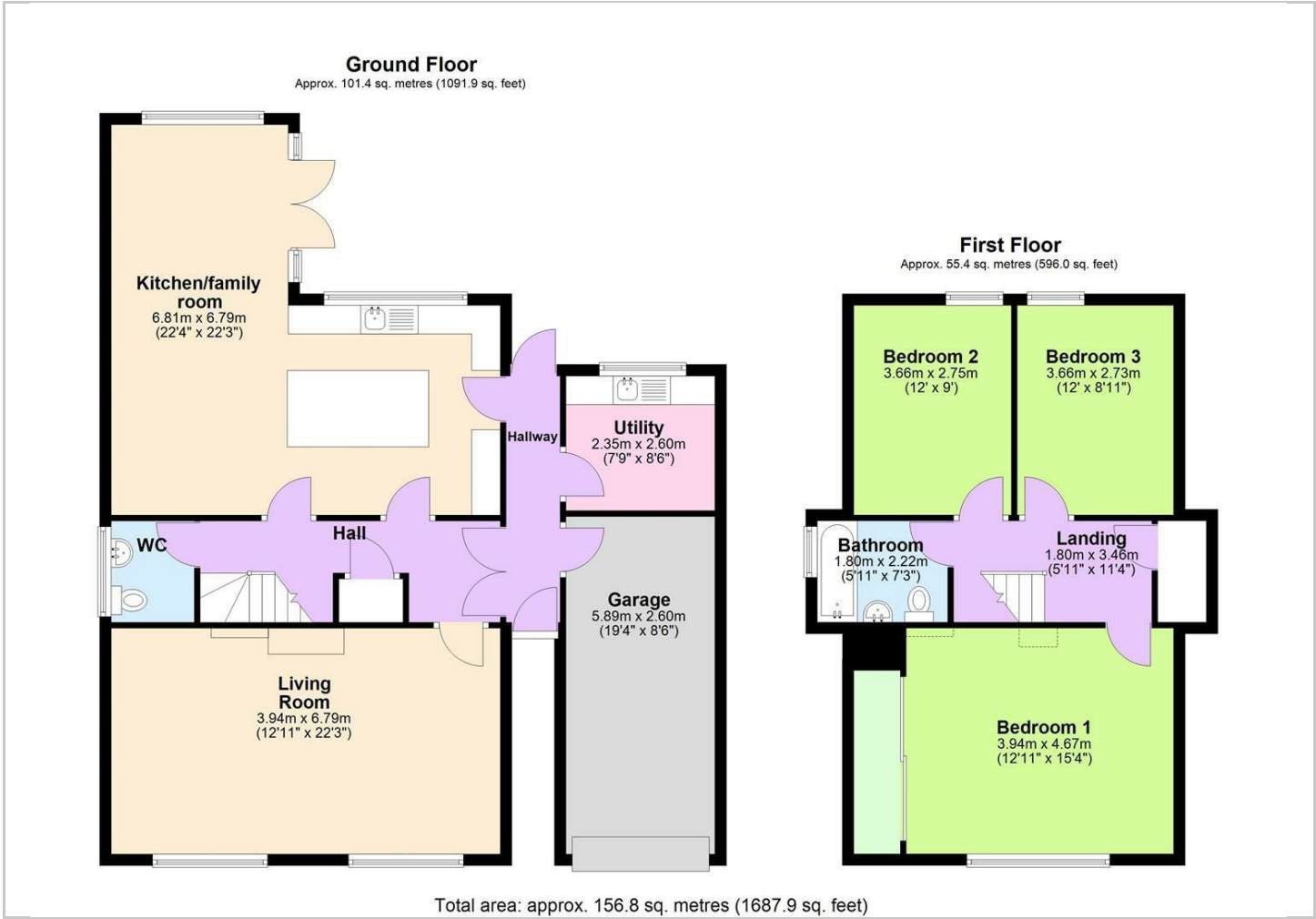








Floor Plans



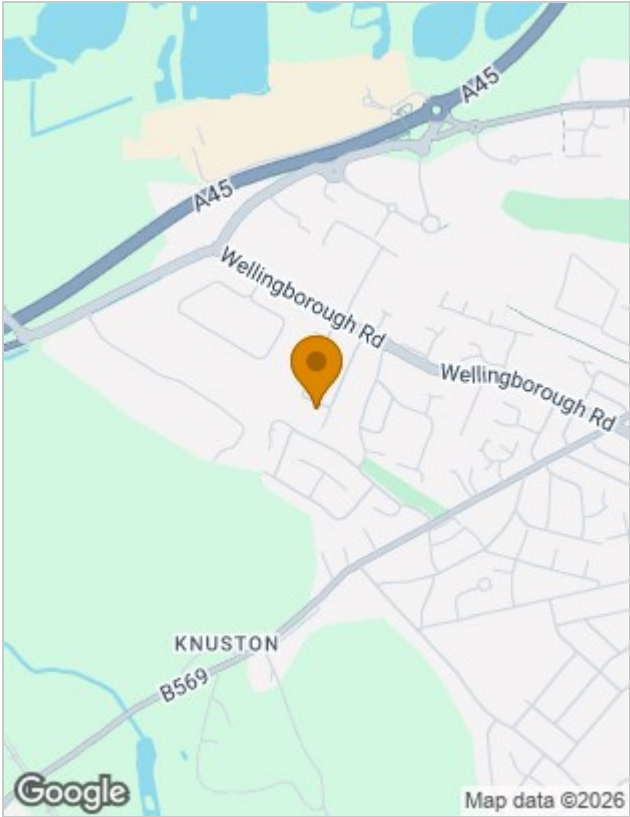
Viewing

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

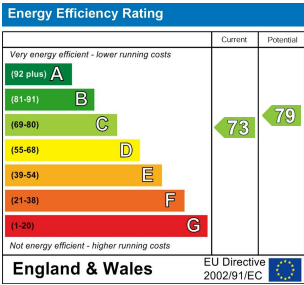
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



**Council Tax Band:** E  
North Northants  
  
**Tenure:** Freehold