





Park Avenue, Rushden NN10 9NP

william h brown

welcome to

Park Avenue, Rushden

This four-bedroom detached family home on a corner plot in sought-after Park Avenue. Offering three reception rooms, a kitchen/diner and character features throughout. Further benefits include solar panels, mature gardens, gated parking and an oversized garage/workshop.

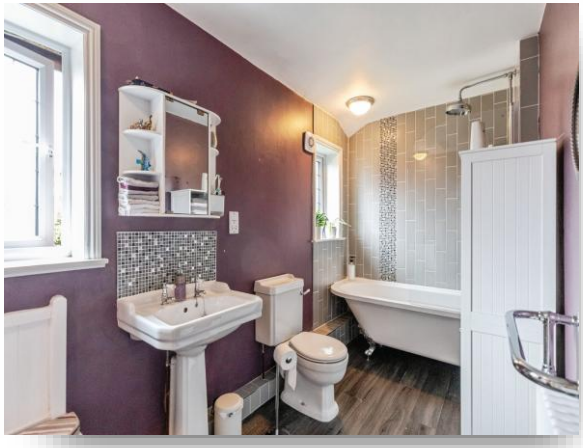












Entrance Hall
13' 9" x 11' 7" (4.19m x 3.53m)
Entry via a double glazed door and windows to the front aspect, featuring tilled flooring, an under stairs storage cupboard, a wall mounted radiator, doors leading to the living room, kitchen/breakfast room, the guest cloakroom and stairs rising in a Y shape to both first floor landings.

Living Room
14' 10" x 11' 11" (4.52m x 3.63m)
Featuring double glazed windows to the front and side aspects, wooden flooring, wall mounted radiator, a log burner fire place with surround, tiled hearth and a wooden mantle. Further featuring character beams and double doors leading to the dining room.

Dining Room
11' 11" x 10' 10" (3.63m x 3.30m)
Featuring two double glazed windows to the side aspect, wooden flooring, a wall mounted radiator character wooden beams, a door leading to the kitchen and a large wooden lintel beam opening through to the snug.

Snug
10' 1" x 9' 6" (3.07m x 2.90m)
Featuring double glazed door rear leading on to the garden and a window to the side aspect, a characterful room a pitched ceiling and stone flooring.

Kitchen/Dining Room
16' 2" x 16' 1" (4.93m x 4.90m)
An open through kitchen/dining room featuring wooden lintels and character beams, a range of wall and base level units with work tops over with a stainless steel sink and drainer. An electric oven with gas hob, space for white goods with tiled flooring and splash back tiling. Further features include a double glazed door and window to the rear aspect leading on to the garden, two double glazed skylight windows to the rear aspect and two wall mounted radiators.

Guest Cloakroom
A two piece suite comprising a WC and a wash hand basin. Features include a double glazed V-shaped window to the front aspect, a wall mounted radiator and splash back tiling.

First Floor Landing
With the Y-shaped staircase rising from the entrance hall and leading to the first floor landings that lead to four bedrooms and the family bathroom. there are two loft hatches with one loft part boarded.

Bedroom One
14' 11" x 11' 11" (4.55m x 3.63m)
Featuring a double glazed window to the front aspect, a wall mounted radiator, character beams, a feature open fireplace, wooden flooring and a built in wardrobes.

Bedroom Two
11' 7" x 11' 2" (3.53m x 3.40m)
Featuring a double glazed window to the front aspect, a wall mounted radiator, built in wardrobes and storage cupboards (restricted head height).

Bedroom Three
12' 6" x 8' 9" (3.81m x 2.67m)
Featuring a double glazed window to the rear aspect, a wall mounted radiator and character wooden beams.

Bedroom Four
8' 9" x 7' 10" (2.67m x 2.39m)
Featuring a double glazed window to the rear aspect, a wall mounted radiator, laminate flooring and character beams.

Family Bathroom
A three piece suite comprising a bath with shower over, a wash hand basin and a WC. Features include splash back tiling, a heated towel rail, a shaver socket, an extractor fan, a window seat, character beams and two double glazed windows to the side aspect.

Rear Garden
A fully enclosed mature rear garden with side gated access and double gates leading onto a block paved area providing off road parking. Featuring a generous lawn area with a fish pond and a patio seating area, mature trees, shrubs and bushes.

Oversized Garage/Workshop
28' 3" x 13' 3" (8.61m x 4.04m)
Featuring an up and over door to the front aspect, a courtesy door to the side aspect leading on to the garden, power and electric, a work bench and a fully boarded apex roof space ideal for storage.

Off Road Parking
Access via double gates onto the block paved area providing off road parking for two vehicles.

Agents Note:
An AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Park Avenue, Rushden

- Characterful Family Home
- Generous Corner Plot
- Three Reception Rooms
- Spacious Kitchen/Diner
- Solar Panels

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£425,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RSD110379 - 0004

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