



# Irchester Road

Rushden, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Irchester Road

Rushden  
NN10 9QU

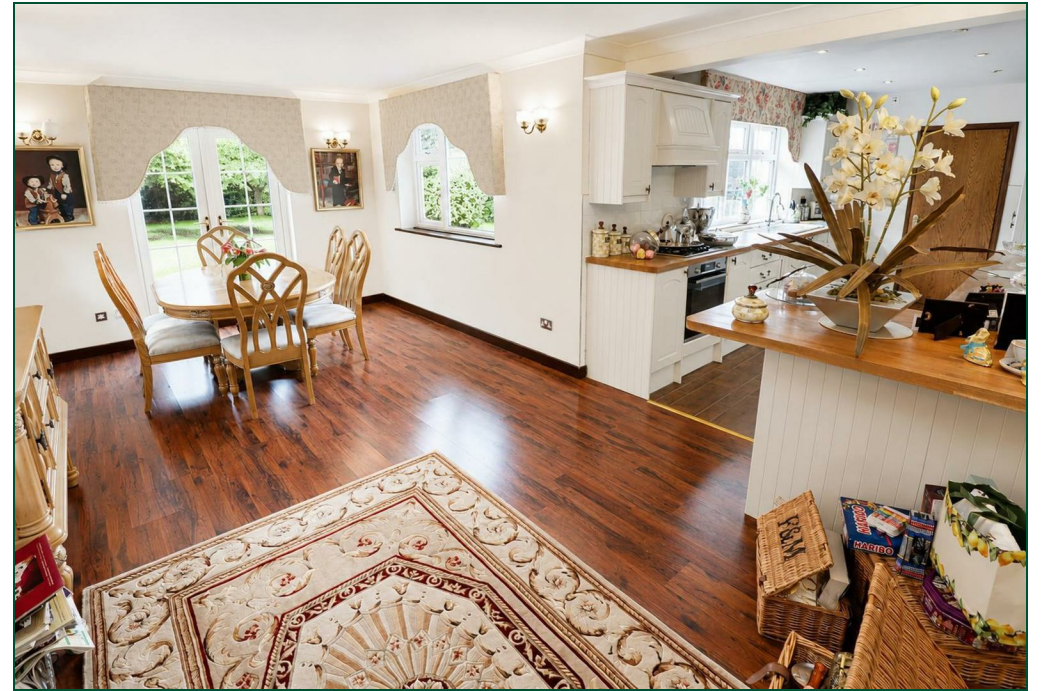
Guide Price  
£750,000

We, the Sole Selling Agents, are delighted to offer to the open market for sale this deceptively spacious detached family home, situated on approximately an half an acre plot, situated in the ever popular residential location of Irchester Road, close to the border with Knuston. The nature of the plot and the central position of the house itself would allow for extension/s, if so required and may allow a prospective purchaser scope for additional development of an additional property/ies, subject of course to relevant planning.

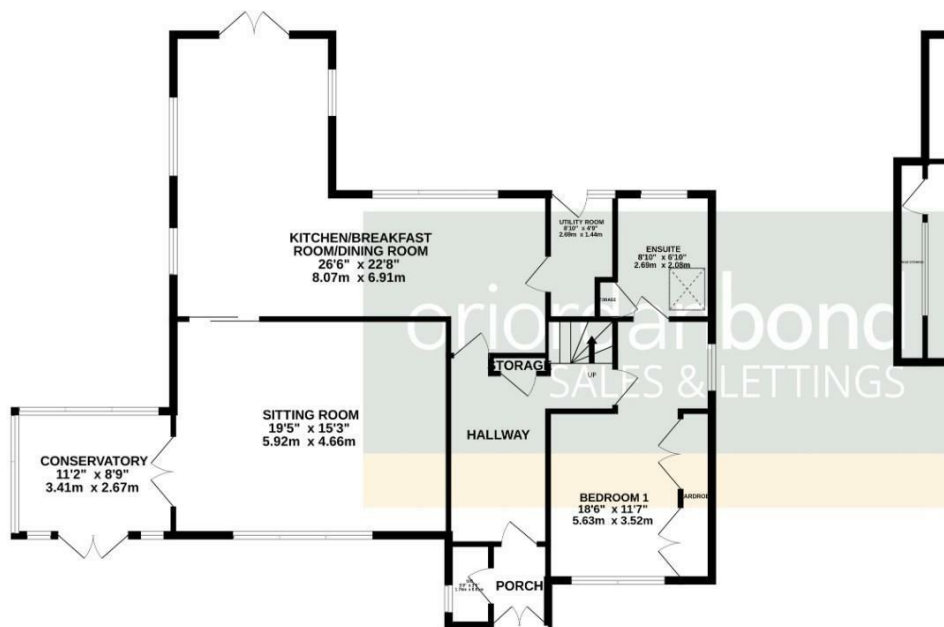
The accommodation provides, to the ground floor: porch, hall, conservatory, kitchen/breakfast room, utility room, dining room, sitting room, cloakroom/WC and ground floor master bedroom with en-suite. To the first floor: three double bedrooms, balcony, bathroom and landing. There are also good storage and eaves storage areas provided. To the outside, one will find a large enclosed rear garden with a useful outbuildings. There is a large sweeping gated driveway leading to an endless supply of vehicle parking and a double garage. An internal viewing is essential to fully appreciate the overall accommodation and layout, along with the overall space provided. Please contact our office for further information and to arrange to view. (C/1800/XL)

- Detached Property
- Large Plot - Approximately 0.5 Acre
- Double Garage
- Large, Gated Driveway
- Spacious Rooms Throughout
- Viewing Advised

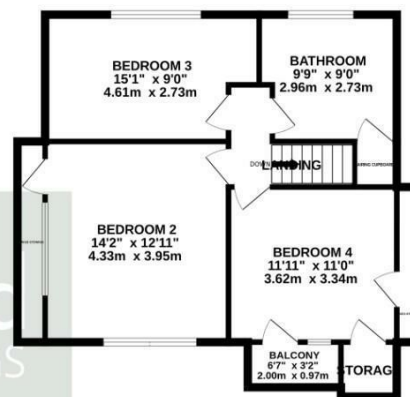




GROUND FLOOR  
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: F
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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