

38 Sunningdale Drive
Rushden
Northamptonshire
NN10 0YJ

Offers in excess of £400,000



OSCAR JAMES

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WHAT'S GREAT?

This beautiful detached family home has been thoughtfully improved by the current owners and is ideally situated on the sought-after south side of Rushden. With excellent schools and convenient road links nearby its the perfect location.

A spacious hallway leads into the ground floor accommodation. The lounge is a generous dual-aspect space, extending from front to back of the property. French doors and windows allow the natural light to fill this room. Recently redecorated, it offers a fresh atmosphere along with the standout feature being the eco-friendly bioethanol stove, providing the warmth and cosy aesthetic of a traditional wood burner without the typical maintenance & mess!

The stylish, refitted kitchen is the true heart of the home, finished with sleek quartz worktops and centred around a large island with seating - the perfect social spot. Thoughtful design elements include full-height cabinetry, corner carousel storage, and bespoke units accommodating a full-size dishwasher and washing machine. A real practical addition for family life.

The ground floor also benefits from a conservatory and a generously sized cloakroom with utility space.

On the first floor, you will find four well-proportioned bedrooms and a modern family bathroom. The former master bedroom now serves as an excellent guest or second bedroom, complete with its own ensuite. Stairs lead to the second floor, which is dedicated entirely to the impressive master suite. This space features a beautifully designed bespoke shower room, the main bedroom, and a separate walk-in wardrobe, along with useful eaves storage.

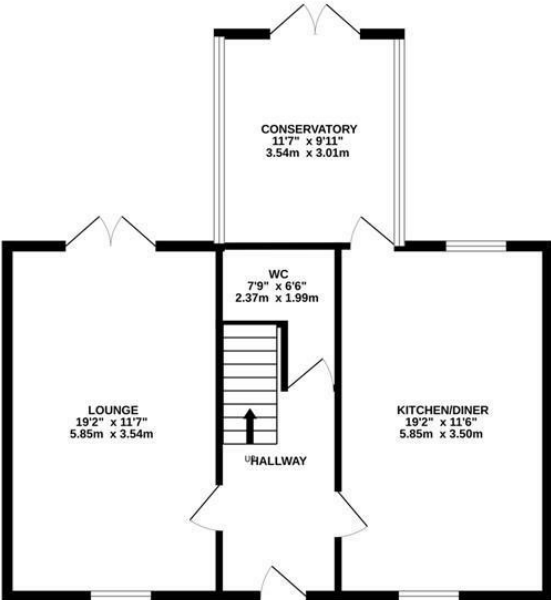
Externally, the property is positioned on a corner plot with a wraparound garden. Mature borders provide a good degree of privacy plus there is a balanced mix of lawn and a secluded seating. To the front is a single garage & a driveway providing off road parking.

A fantastic opportunity to acquire a modern, move-in-ready family home in a great neighbourhood.

...expect excellence

Floor Plan

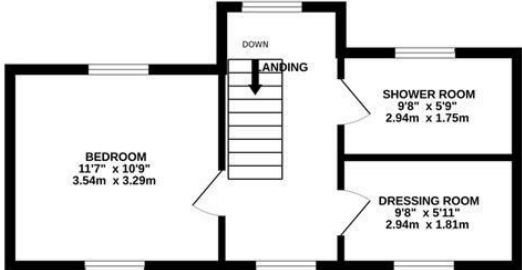
GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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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FLOOR PLANS



AT A GLANCE...



Spacious living throughout



Beautiful bespoke Kitchen



Five Bedrooms



Two ensembles, family bathroom & downstairs cloakroom



Corner plot



Off road parking & Single garage





SELLER'S SECRET

We've absolutely loved living here. The house has been perfect for our family, especially the open kitchen space where everyone naturally gathers we knocked this through as it used to have a separate dining room. The master suite feels like a real retreat, and the garden gives us plenty of privacy while still being easy to maintain. The location has been ideal too great schools nearby and really convenient for commuting. It's a home that's been easy to enjoy from day one.



Why we like it....

This is a fantastic example of a modernised family home that offers both space and style in equal measure. The layout works brilliantly for growing families, with the added benefit of a superb loft conversion creating a true master suite. Positioned on a corner plot in a popular residential area, this property is ready to move straight into and will appeal to buyers looking for a long-term home.

OSCAR JAMES

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To buy or not to buy....
