

# CHARLES ORLEBAR

Estate Agents & Auctioneers



2 Bernard Vann Close, Rushden, NN10 0ZD

Offers In Excess Of £375,000





# 2 Bernard Vann Close

Rushden, NN10 0ZD

- 4 Double bedrooms
- Offroad parking
- Small close of just 6 properties
- Ideally located for schools and commuting
- Single garage
- Previous planning permission for extension (now lapsed)
- Private south/east facing garden
- Ensuite, shower room, family bathroom & w/c

Charles Orlebar presents - A wonderful family home in an idyllic and convenient location for family life. The reception rooms are incredibly light and airy, both with dual aspect windows/doors. Upstairs there are 4 double bedrooms, a family bathroom, jack and jill shower room to top floor and the master benefitting from an ensuite. Outside, the rear garden is private and south/east facing - perfect for summer BBQs or childrens' garden toys. There is ample off road parking in front of the garage. This is a home with so much to offer not just in terms of space but location too. The property previously had planning permission for a single story extension and garage conversion to provide further living space (now lapsed), these plans can be seen alongside our existing floorplans for those looking for potential improvements! Located in a quiet close of just six properties within walking distance of local schools, shops and countryside walks. Commutability is perfect on the south side of town, with easy access to the A6 towards Bedford for trains and further schooling options!

To find out more about this wonderful family home, take a look round with George's video tour, and call George or Jayden on 01933 313600 to book your viewing.



## Hall

**Kitchen/Dining Room** 16'3" x 17'0" (4.96m x 5.17m)

## WC

**Living Room** 20'6" x 10'2" (6.24m x 3.10m)

## Landing

## Family Bathroom

**Bedroom 2** 9'8" x 10'2" (2.94m x 3.10m)

**Bedroom 1** 10'10" x 10'5" (3.29m x 3.17m)

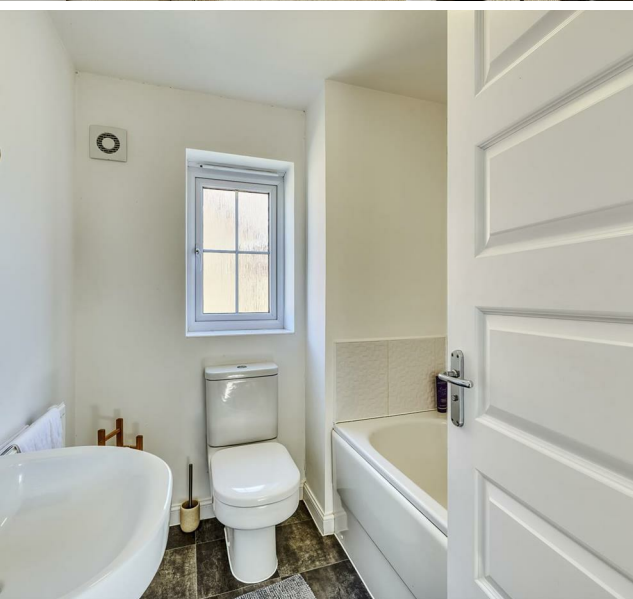
## En-suite

## Landing

**Bedroom 3** 9'6" x 10'6" (2.89m x 3.20m)

## Shower Room

**Bedroom 4** 11'9" x 9'11" (3.59m x 3.03m)

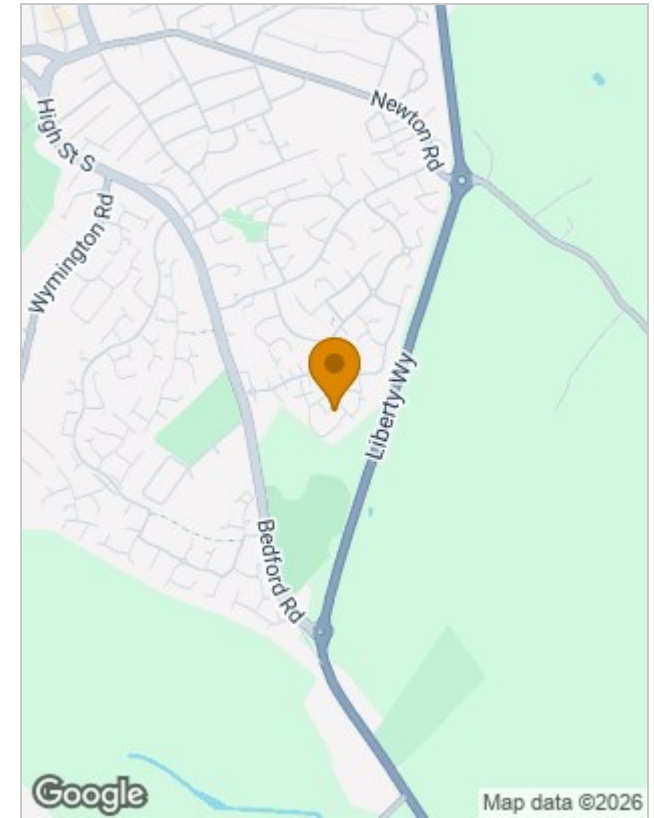




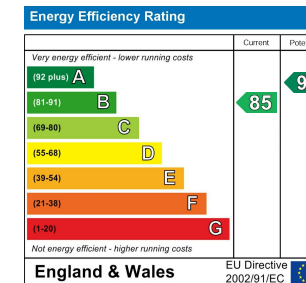
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: E**  
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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