

# “An Address to Impress”



**HENDERSON  
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ESTATE AGENTS





## “An Address to Impress”

Situated in a highly sought after location, this wonderful four bedroom family Home boasts much more than just a great location. There is beautifully presented and extended accommodation, a fantastic oversized garage, an impressive outbuilding and an open aspect to the front and rear!



Avenue Road,  
Rushden,  
NN10 0SJ





## Property Highlights

The Property is located on Avenue Road, an exclusive road on the outskirts of Rushden, providing a desirable rural position, with a village feel. Conveniently, the A6 is close-by providing excellent travel links by car with easy access to Rushden Lakes, the A14, M1 and Bedford, with a popular commuter rail link to London.

Entrance through the uPVC front door leads into the generous and inviting Entrance Hall with ceramic tiled flooring, two useful understairs storage cupboards, doors into the ground floor accommodation, and stairs rising to the First Floor.

Beautifully light Living Room, with natural light flooding the room from the bow window to the front elevation. There is a door into the Dining Room and a central fireplace providing a focal point to the room and houses the cast iron wood burner with a quarry tiled hearth and an oak mantel piece.

Forman Dining Room, situated at the rear of the Property with engineered oak flooring, French doors to the rear Garden and boasting excellent versatility with the layout, with the potential to knock through to the Kitchen if desired (subject to relevant regulations).

Modern Kitchen featuring ceramic tiled floor and walls, a door through to the Utility Room and a fitted Kitchen to include eye and base level units with an excellent pull-out corner carousel and topped with a roll top work surface. There is a contemporary stainless steel sink, space for an under counter dishwasher (not included) and integrated appliances to include a fridge/freezer, a microwave and a range cooker with a stainless steel splash back and an extractor hood over.

Separate Utility Room boasting a uPVC and glass door to the Garden, an internal door into the Garage and a continuation of the high-quality finish from the Kitchen with fitted units a stainless steel sink, extra worktop space, and space and the plumbing for tumble dryer (not included).

Ground floor WC featuring a window to the rear elevation, a low-level WC with a concealed cistern, an additional worktop, and space and plumbing for a washing machine (not included).





## Property Highlights

Four Bedrooms, offering much bigger bedroom accommodation than you would expect and beautiful open views to the front and rear. The principal Bedroom is an impressive room with an array of fitted wardrobes and matching bedroom furniture, and an en suite Shower Room with a ceramic tiled floor, a chrome heated towel radiator, a low-level WC and wash hand basin built into a useful storage unit, and an oversized shower enclosure with a thermostatic shower, rainwater showerhead and a handheld attachment.

Bedroom Two and Three are fantastic double sized rooms with fitted wardrobes, whilst Bedroom Four is a single room currently used as an office, also with fitted storage.

Family Bathroom comprising of ceramic tiled floor and walls, a chrome heated towel radiator, a low-level WC, a wash hand basin built into a useful storage unit and a P-shaped bath with a fitted shower screen and a thermostatic shower over.

Professionally built Outbuilding, offering a high standard of finished and great flexibility with its uses as it could be a work from home space, games room, garden room and much more. There is a cantilever roof at the front providing a sheltered area the by the French doors that lead into the fantastic space, a timber effect laminate floor, LED downlights and there is a hand-built bar making for a most impressive entertaining space.

Integral oversized single Garage, measuring approx. 24' 6" x 11' 11" and offering an excellent degree of space, big enough to fit a modern vehicle and much more. There is an array of strip lighting, power sockets, fitted storage, a remote operated electric garage door with a draft excluder, and an internal door into the Utility Room.



## Outside

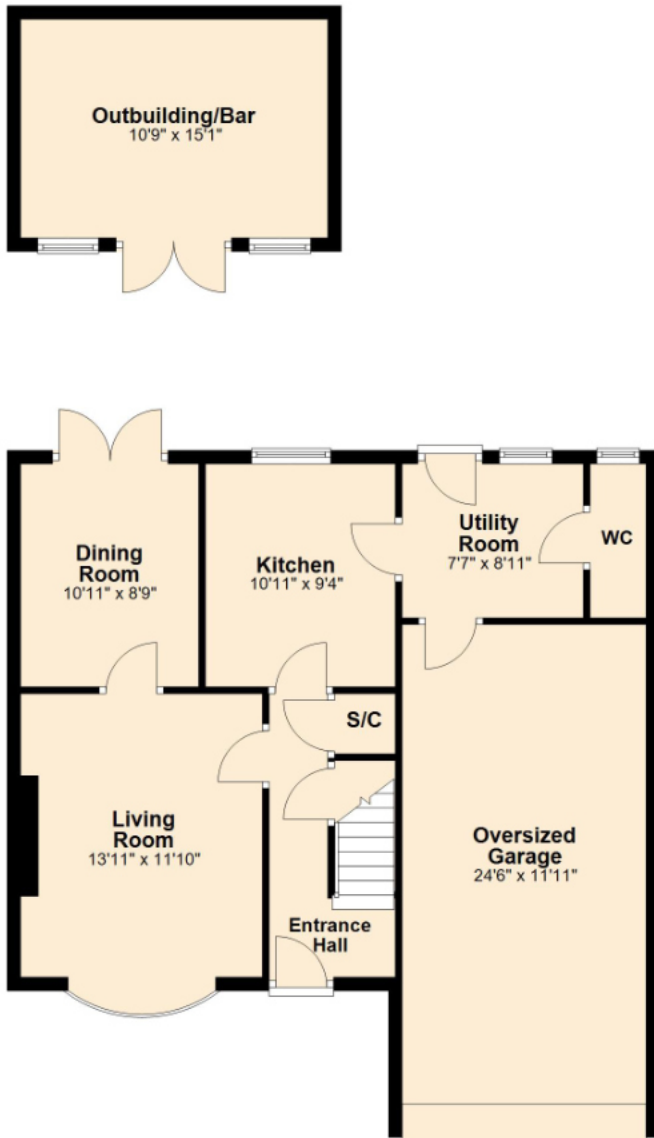
The Property is sat back from the road occupying an extremely desirable position. There is a five-bar gate and hedgerow enclosing the generous frontage which is predominantly gravelled providing ample off road parking. There is an impeccably maintained hedgerow to one side, a covered area by the front door and an electric remote operated roller door allows access into the oversized single Garage.

The rear Garden boasts a private outlook and is also a good size. There is a paved patio by the Property making for an excellent entertaining space, whilst a path flows down the Garden flanked by two flat and level lawns to the timber deck and incredible outbuilding/bar. The deck is perfectly positioned to catch the afternoon sun, whilst the cantilever roof of the summerhouse provides some shelter from inclement weather. In addition to this there is a further timber shed and an array of external lighting.

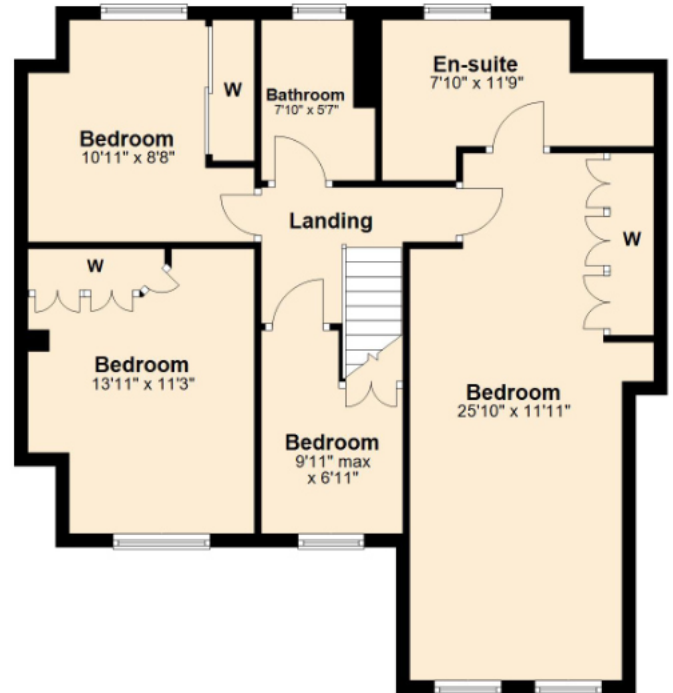


# Floorplan

Ground Floor



First Floor



## Total Area Measurements (Approx.)

House 1368.30 sqft / 127.12 sqm

Garage 302.30 sqft / 28.08 sqm

Outbuilding 161.40 sqft / 15.00 sqm

**Total 1832.00 sqft / 170.20 sqm**

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

