

CHARLES ORLEBAR

Estate Agents & Auctioneers



32 Park Avenue, Rushden, NN10 9NP

Offers In Excess Of £385,000



4



2



2



D



32 Park Avenue

Rushden, NN10 9NP

- 4 Double bedrooms
- Family bathroom, ensuite and w/c
- Garage/utility
- Ample storage and outbuildings
- No chain
- Offroad parking
- Refurbished throughout
- Move in ready condition

Situated on Park Avenue in Rushden, this beautifully presented four-bedroom home offers spacious and versatile living, perfect for modern family life. Boasting four generously sized double bedrooms, the property provides ample accommodation throughout.

The ground floor features two separate reception rooms, ideal for both relaxing and entertaining, alongside a stunning open-plan kitchen/diner that forms the heart of the home. Finished to a high standard, the kitchen offers a contemporary space for cooking, dining, and socialising.

The current owners have significantly improved the property, including a full rewire and replumb, a new roof, a recently installed boiler, and a complete refurbishment throughout, ensuring a true "move-in ready" home. The interiors are neutrally decorated, complemented by modern kitchen and bathroom fittings, creating a stylish yet welcoming environment.

Externally, the property continues to impress with a large rear garden laid with low-maintenance artificial turf, perfect for families and outdoor entertaining. There are also three outbuildings, one of which is fully plastered and benefits from power, making it an ideal home office, gym, or studio space.

This is a fantastic opportunity to acquire a fully updated, spacious home in a desirable location. Early viewing is highly recommended.

Offers In Excess Of £385,000



Porch

Hall

WC

Kitchen/Dining Room 16'7" x 16'1" (5.06m x 4.90m)

Utility/Garage 13'7" x 8'0" (4.13m x 2.45m)

Living Room 20'8" x 10'5" (6.31m x 3.17m)

Play Room 10'5" x 12'4" (3.17m x 3.75m)

Landing

Bedroom 2 10'5" x 11'3" (3.17m x 3.44m)

Bedroom 3 11'5" x 10'4" (3.48m x 3.14m)

Bedroom 4 13'3" x 8'7" (4.05m x 2.61m)

Bedroom 1 24'4" x 8'1" (7.41m x 2.46m)

En-suite

Bathroom





Floor Plans



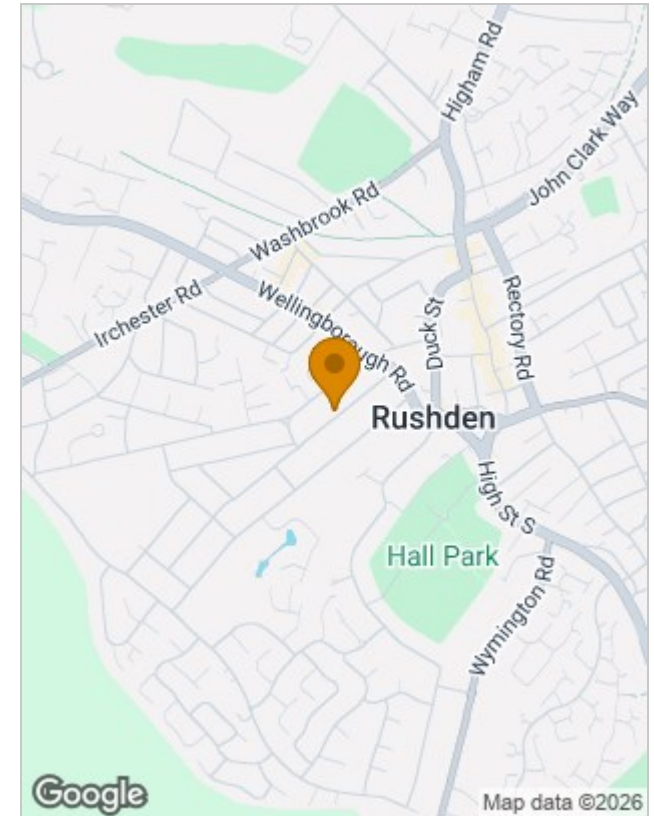
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

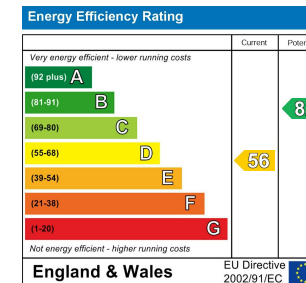
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph



Council Tax Band: C
North Northants

Tenure: Freehold