

CHARLES ORLEBAR

Estate Agents & Auctioneers



Foxhill Hayway, Rushden, Northamptonshire, NN10 6AQ

£795,000



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Foxhill Hayway

Rushden, NN10 6AQ

- 4 Double Bedrooms
- Prime location with easy access to amenities
- Open plan kitchen
- Excellent road links via A45 onto A14 and M1/M6 and A1
- Large gated in and out drive
- 2 ensuite, shower room & w/c
- Large garage
- Excellent for commuters - trains from Wellinborough to London are 52 mins approx

Charles Orlebar presents - One of the most stunning properties located on one of the premier streets in Rushden, located within walking distance of Rushden Lakes and the independent shops and eateries of Higham Ferrers too, this stylish 1930s built home offers a combination of character features with modern living. The fabulous remodelling of the original property has created a family home to entertain in and to enjoy simply living in this remarkably private setting. A large U-shaped in/out driveway with a grassed area and established trees creates a grand frontage to this rather impressive looking property.

The downstairs space boasts two huge rooms. The kitchen/dining/family room is the perfect space for the chef to cook in with an abundance of both worktop and cupboard space, and the huge island sits in this open plan with plenty of room for sofas and a sizeable dining table for enjoying meals with the largest of family and friends. This is without doubt the hub of this happy family home, and we can only imagine how wonderful Christmas will be in this wonderful space. For cosier winter evenings, the sitting room across the hallway is still 20 feet in length with windows overlooking the rear garden. The generously proportioned home office/snug/playroom sits at the front of the house, providing a quieter spot if needed away from the rest of the family.

Upstairs, there are four double bedrooms, all are lovely and light with plenty of windows, and there are two ensuite (with the master bedroom benefitting from a bath) as well as a family shower room. All of these are immaculately presented and with modern fittings too. Outside, there is a huge garage for motor enthusiasts, and an adjoining outbuilding which connects to the main house along with a separate laundry room. The rear south-east facing garden boasts a huge patio which will be wonderful for summer evening barbeques, and this fronts a lawned area for children to enjoy summer evening playing in.

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Porch

Hallway

Dining Area 14'9" x 15'9" (4.50m x 4.80m)

Kitchen Area 10'6" x 19'8" (3.20m x 6.00m)

Out house

Laundry Room 7'0" x 5'3" (2.13m x 1.59m)

Garage

WC

Study 9'5" x 15'1" (2.88m x 4.60m)

Living Room 14'5" x 20'0" (4.40m x 6.10m)

Landing

Bedroom 13'11" x 14'7" (4.24m x 4.44m)

En-suite



Bedroom 9'5" x 15'1" (2.88m x 4.60m)
Shower Room
Bedroom 10'2" x 9'10" (3.10m x 3.00m)
Bedroom 13'0" x 19'2" (3.95m x 5.85m)
En-suite

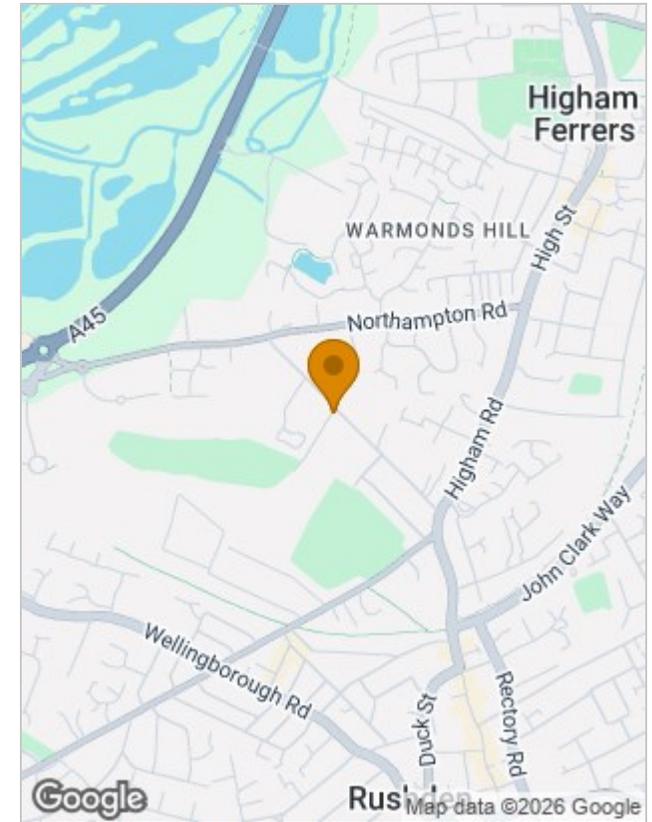




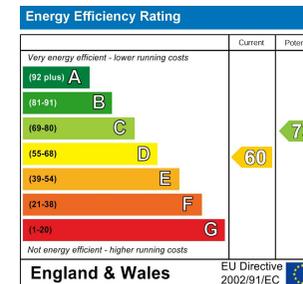
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: G

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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