

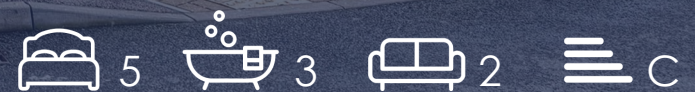
# CHARLES ORLEBAR

Estate Agents & Auctioneers



30 Vicarage Road, Rushden, NN10 0BF

Offers In Excess Of £425,000









# 30 Vicarage Road

Rushden, NN10 0BF

- 5 Double bedrooms
- Landscaped low maintenance garden
- Ample offroad parking
- Family bathroom, ensuite, shower room & w/c
- Immaculate condition
- Double garage
- Utility
- Modern kitchen

Situated in a quiet position on the edge of Rushden, this impressive five double bedroom, three-storey detached family home is located on the ever-popular Vicarage Road and offers generous living space, modern finishes and excellent outdoor entertaining areas.

The current vendors have thoughtfully improved the property, including extending to create a practical utility room and replacing the kitchen with a stylish modern grey fitted kitchen featuring ample storage and integrated appliances, ideal for family life and entertaining.

The well-balanced accommodation is arranged over three floors and comprises five genuinely double bedrooms, including a spacious principal bedroom with en-suite. Further benefits include a family bathroom, separate shower room and an additional ground floor W/C, ensuring convenience for larger families and guests alike.

Externally, the property continues to impress. The rear garden has been completely re-landscaped to create a low-maintenance yet highly sociable space, featuring large decked areas, artificial lawn and a covered decked section currently used as a bar – perfect for year-round entertaining. To the front, there is off-road parking alongside a double garage.

Vicarage Road sits within a well-regarded residential estate offering green spaces and parks close by, making it ideal for families. The location provides easy access to the A6 for commuting, while remaining peaceful and tucked away on the edge of town. A range of local amenities and well-regarded schooling options are also conveniently nearby.

A fantastic opportunity to acquire a spacious, modern family home in a desirable and well-connected location.

Offers In Excess Of £425,000



|                 |                               |
|-----------------|-------------------------------|
| Hall            |                               |
| Kitchen         | 18'4" x 10'7" (5.60m x 3.22m) |
| Utility         | 4'7" x 8'4" (1.39m x 2.54m)   |
| Lounge/Diner    | 25'0" x 11'9" (7.62m x 3.57m) |
| WC              |                               |
| Landing         |                               |
| Bedroom 1       | 14'2" x 9'3" (4.33m x 2.82m)  |
| En-suite        |                               |
| Family Bathroom |                               |
| Bedroom 5       | 10'7" x 8'2" (3.23m x 2.50m)  |
| Bedroom 4       | 7'6" x 10'11" (2.29m x 3.33m) |
| Landing         |                               |
| Shower Room     |                               |



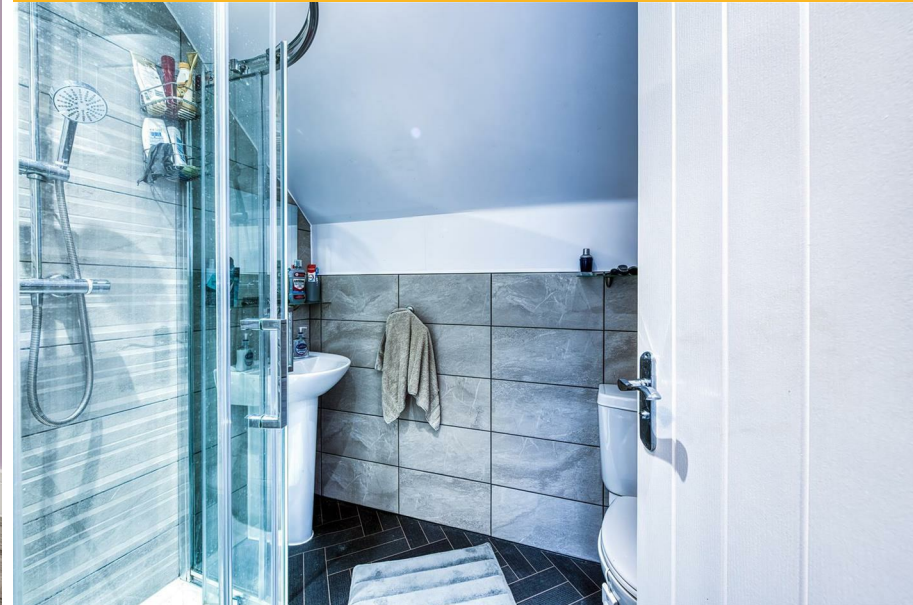


Bedroom 2

15'0" x 10'11" (4.56m x 3.34m)

Bedroom 3

15'0" x 8'6" (4.56m x 2.60m)









Floor Plans



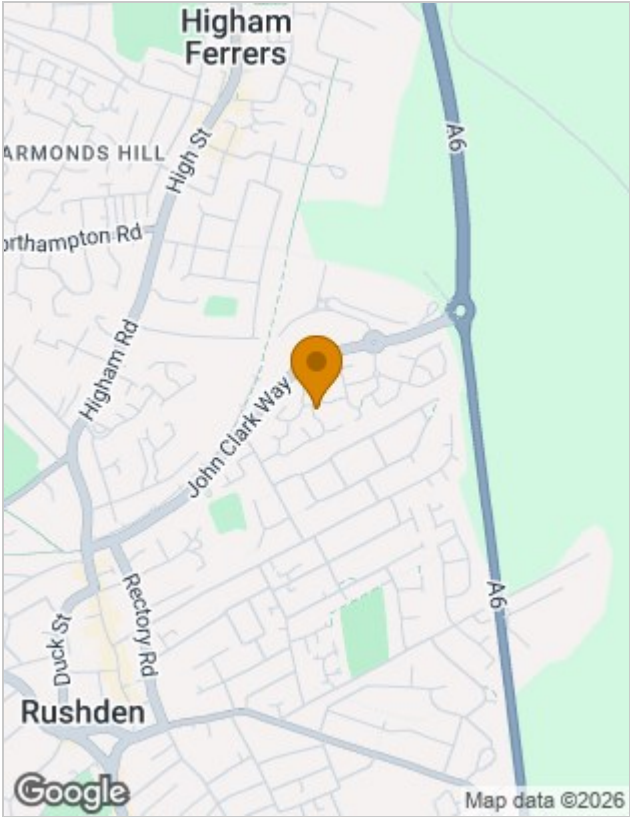
Viewing

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

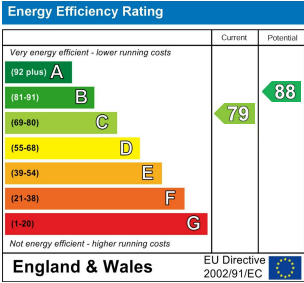
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Location Map



Energy Performance Graph



**Council Tax Band: E**  
North Northants  
**Tenure: Freehold**