CHARLES ORLEBAR

Estate Agents & Auctioneers

Riseholme, 115 Higham Road, Rushden, Northamptonshire, NN10 6DS

Offers In Excess Of £650,000

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115 Higham Road

Rushden, NN10 6DS

- 4 Bedroom house with 1 Bedroom studio above garage
- Sought after location
- Double garage
- 3 Ensuites, 4 piece family bathroom & w/c
- Kitchen/diner
- Immaculate condition
- Approx 2385sqft
- Electric gates and garage doors
- 2 Separate reception rooms
- Character features

Occupying a highly sought-after position on Higham Road, Rushden, this exceptional executive family home seamlessly combines period character with modern living. Ideally located within walking distance of local schools, shops, restaurants, Higham Ferrers High Street, Rushden town centre and the popular Rushden Lakes development, the property offers both convenience and lifestyle in equal measure.
Beautifully refurbished and extended by the current owners, the property has undergone extensive improvements including a refitted kitchen, upgraded bathrooms and en-suites, replacement windows, new boiler, partial rewiring, landscaped gardens, electric gates and quality decorative finishes throughout.
The spacious accommodation comprises an impressive entrance hall with original-style tiled flooring, two separate reception rooms featuring two log-burning stoves and a feature fireplace, together with a stunning open-plan kitchen/dining room forming the heart of the home. A utility room and cloakroom/WC complete the ground floor.
To the first floor are four generous double bedrooms, with both the principal and guest bedrooms benefiting from en-suite facilities, alongside a stylish family bathroom.
Retaining an abundance of character features, the home boasts ornate cornicing, ceiling roses, picture rails, traditional wooden doors and fireplaces, all enhancing its charm and individuality.
A standout feature is the substantial detached double garage with a self-contained one-bedroom suite above, complete with its own en-suite shower room. Ideal for guests, multi-generational living, a home office or studio.
Externally, the beautifully landscaped west-facing rear garden enjoys afternoon and evening sunshine, providing the perfect setting for relaxing and entertaining. To the front, electric gates open onto a large driveway offering ample off-road parking for numerous vehicles.
A rare opportunity to acquire a substantial character home finished to an exceptional standard!

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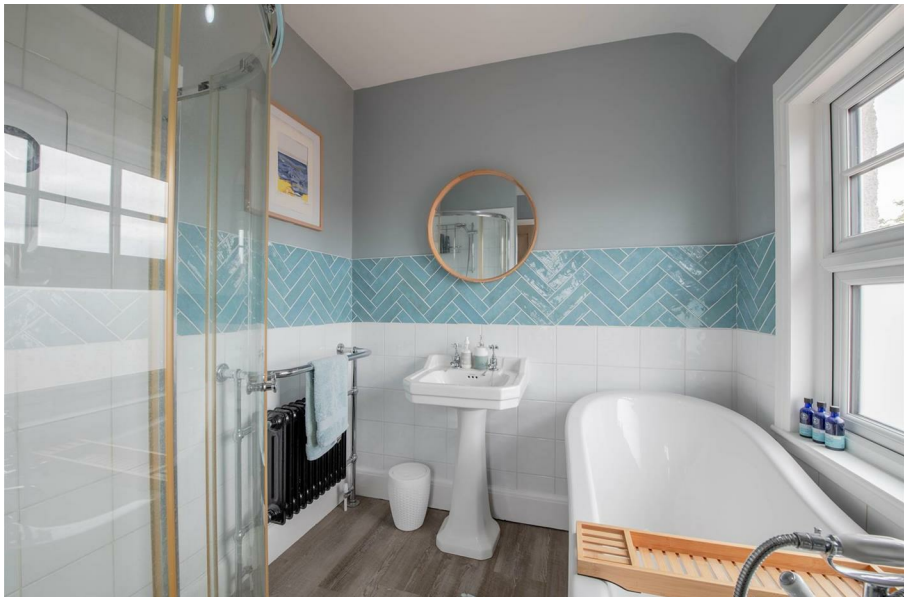
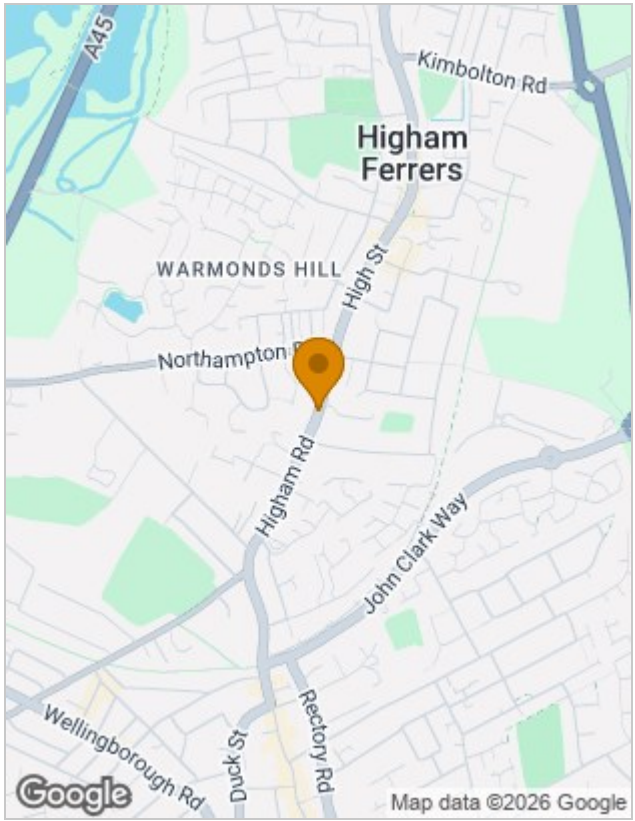
Porch	2'3" x 4'9" (0.68m x 1.46m)
Hall	11'6" x 6'7" (3.50m x 2.00m)
Lounge/Diner	27'6" x 12'0" (8.39m x 3.65m)
Living Room	13'4" x 12'11" (4.07m x 3.93m)
Kitchen/Dining Room	13'3" x 19'2" (4.04m x 5.84m)
Utility	5'5" x 7'5" (1.64m x 2.25m)
WC	3'7" x 3'10" (1.10m x 1.17m)
Landing	6'1" x 14'9" (1.86m x 4.50m)
Bedroom 1	13'5" x 13'3" (4.10m x 4.03m)
En-suite	13'6" x 4'0" (4.12m x 1.22m)
Bedroom 2	10'2" x 11'0" (3.09m x 3.35m)
En-suite	3'4" x 8'0" (1.01m x 2.44m)
Bedroom 3	13'5" x 12'11" (4.09m x 3.94m)

Bedroom 4	6'10" x 9'5" (2.09m x 2.86m)
Family Bathroom	6'2" x 9'5" (1.87m x 2.88m)
Double Garage	21'0" x 19'11" (6.39m x 6.07m)
Hall	6'7" x 2'8" (2.00m x 0.81m)
Bedroom 5	15'9" x 5'9" (4.80m x 1.74m)
En-suite	4'2" x 7'8" (1.27m x 2.34m)

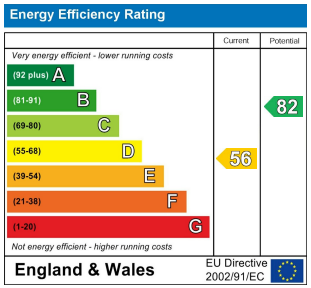


Floor Plans

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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