

# CHARLES ORLEBAR

Estate Agents & Auctioneers



4 Shelduck Close, Rushden, NN10 6FP

Offers In Excess Of £550,000



5



3



2



B



# 4 Shelduck Close

Rushden, NN10 6FP

- 5 Double bedrooms
- Double garage with electric door
- Presented immaculately
- Walking distance to Rushden Lakes
- No chain
- Ample offroad parking
- 6 Years NHBC remaining
- Some photos are virtually staged with furniture

Situated off Northampton Road, one of Rushden's most prime and sought-after addresses, this impressive modern home is also one of the closest residential properties to Rushden Lakes, offering convenient access to its shopping, dining and leisure facilities.

Built just four years ago and benefiting from approximately six years remaining on the NHBC warranty, the property has been very lightly lived in, presenting in a condition that feels like a brand-new home. Offered chain free, it provides buyers with a blank canvas ready to personalise.

Arranged across three spacious floors, the home offers five double bedrooms, creating excellent versatility for growing families, home working or guest accommodation. The principal bedroom suite enjoys its own ensuite shower room and walk-in wardrobe/dressing area, while the first floor features a stylish four-piece family bathroom. A further shower room on the second floor conveniently serves the top two bedrooms. The ground floor has been designed with modern family living in mind, featuring a separate living room providing a quiet space to retreat, alongside a large open-plan kitchen / dining / family room. This impressive space includes a central island with breakfast bar and ample room for entertaining and everyday living.

Externally, the property continues to impress with a double garage fitted with an electric door, ideal for securely housing vehicles or additional storage. The generous driveway comfortably accommodates four or more cars.

Perfectly positioned for families and commuters alike, the home is within walking distance of local schools and offers convenient access to Wellingborough train station, providing direct rail links to London and beyond.

A rare opportunity to acquire a nearly new, spacious and superbly located home in one of Rushden's most desirable areas.



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Hall

Kitchen/Family Room 25'3" x 18'6" (7.70m x 5.65m)

Utility 5'1" x 7'5" (1.56m x 2.26m)

WC

Living Room 16'4" x 11'6" (4.97m x 3.51m)

Landing

Bedroom 1 12'8" x 11'9" (3.86m x 3.58m)

Dressing Area 8'9" x 5'5" (2.66m x 1.65m)

En-suite

Bedroom 3 10'6" x 8'10" (3.20m x 2.70m)

Bedroom 5 9'0" x 8'10" (2.75m x 2.69m)

Family Bathroom

Landing



Bedroom 2 17'5" x 9'8" (5.30m x 2.94m)  
Bedroom 4 10'8" x 10'4" (3.26m x 3.15m)  
Shower Room

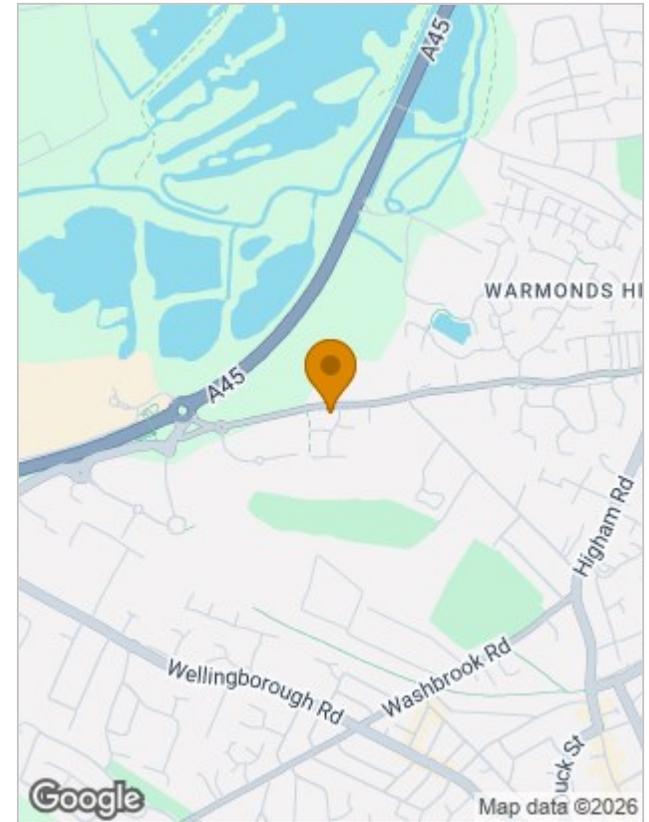




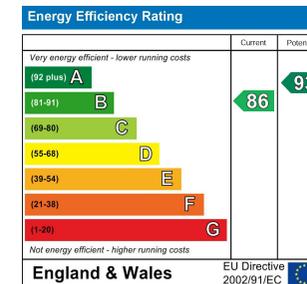
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: E**  
Nort 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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