CHARLES ORLEBAR

Estate Agents & Auctioneers



344 Newton Road, Rushden, NN10 0SY

Offers In The Region Of £650,000

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344 Newton Road

Rushden, NN10 0SY

- Approximately 2,600 Sq Ft
- Superb Semi-Rural Setting
- Potential Self-Contained Annexe
- Multiple Reception Rooms & Home Office
- Ample Off-Road Parking
- 5/6 Double Bedrooms
- Exceptional Multi-Generational Living Potential
- Impressive Open-Plan Kitchen/Family Room
- Insulated Garden Building with Power
- Around 2 Miles from Rushden

Offering approximately 2,600 sq ft of exceptionally versatile accommodation, this substantial five-bedroom home enjoys a wonderful semi-rural position on Newton Road, surrounded by open countryside yet only around two miles from Rushden and Rushden Lakes.

Upstairs are five double bedrooms, while the ground floor provides an impressive amount of living space including a large lounge, open-plan kitchen/family room, huge utility, WC, separate office and additional reception room. The layout to one side of the house offers excellent potential for a self-contained annexe, making this particularly appealing for multi-generational living.

Outside, the garden is a real highlight, creating a private sanctuary with established apple, pear and cherry trees, herbs and striking Acers, with plenty of local wildlife including woodpeckers and occasional pheasants. Nestled within the garden is an insulated brick-built outbuilding with power, slate roof, cottage-style windows and composite door, ideal as a gym, home office or garden room. There is also a versatile side area offering further potential.

The expansive driveway provides parking for ample vehicles, while miles of countryside walks are virtually on the doorstep.

Despite its rural feel, the property is only around two miles from Rushden and Rushden Lakes, providing easy access to a fantastic range of everyday amenities. Rushden town centre offers shops, supermarkets, schools and local services, while Rushden Lakes provides an extensive choice of major retailers, restaurants, cafés and leisure facilities. The property is also well placed for local schools and transport links, with rail connections available from both Wellingborough and Bedford.





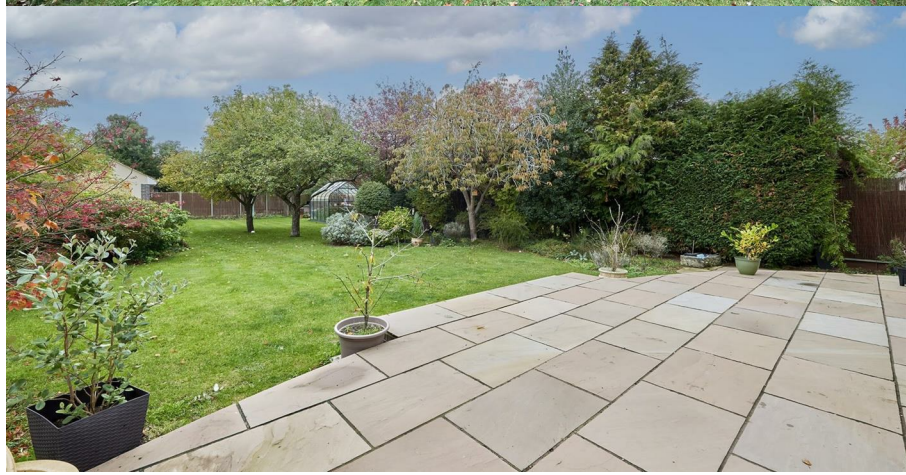
Offers In The Region Of £650,000



Hall	13'7" x 11'4" (4.13m x 3.45m)
Living Room	13'7" x 16'2" (4.13m x 4.92m)
Kitchen/Family room	24'0" x 25'7" (7.32m x 7.80m)
Snug	12'0" x 9'6" (3.65m x 2.89m)
Utility	10'11" x 14'7" (3.34m x 4.44m)
WC	4'6" x 4'11" (1.36m x 1.50m)
Office	11'9" x 11'9" (3.59m x 3.59m)
Lounge/Bedroom 6	13'11" x 11'10" (4.24m x 3.60m)
Landing	17'1" x 6'7" (5.21m x 2.00m)
Bedroom 2	12'10" x 13'8" (3.92m x 4.16m)
Bedroom 3	16'2" x 12'2" (4.94m x 3.71m)
Bedroom 1	12'10" x 14'7" (3.91m x 4.45m)
En-suite	13'1" x 4'8" (3.98m x 1.42m)
Bedroom 4	15'11" x 11'11" (4.86m x 3.62m)
Bedroom 5	9'8" x 10'3" (2.95m x 3.13m)
Family Bathroom	12'10" x 8'1" (3.90m x 2.47m)

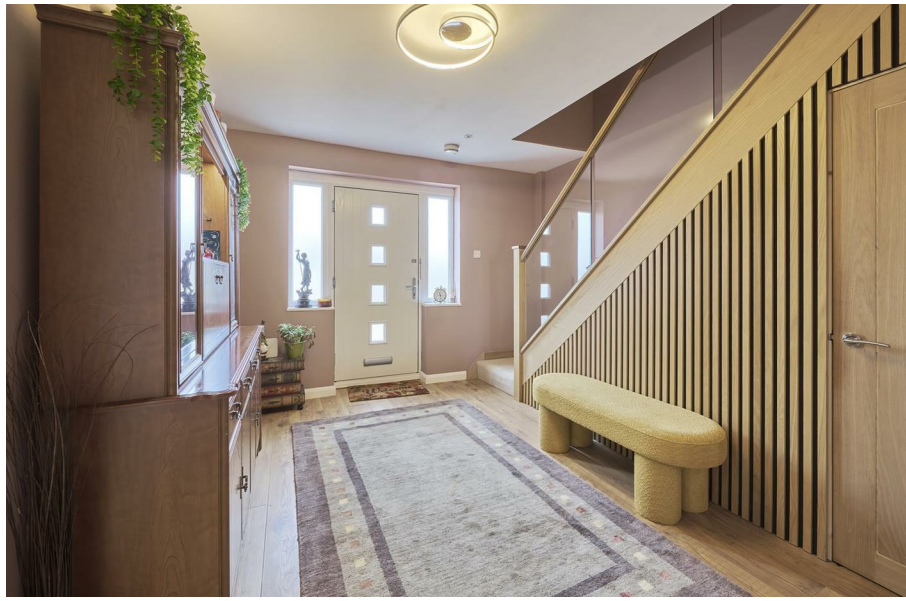










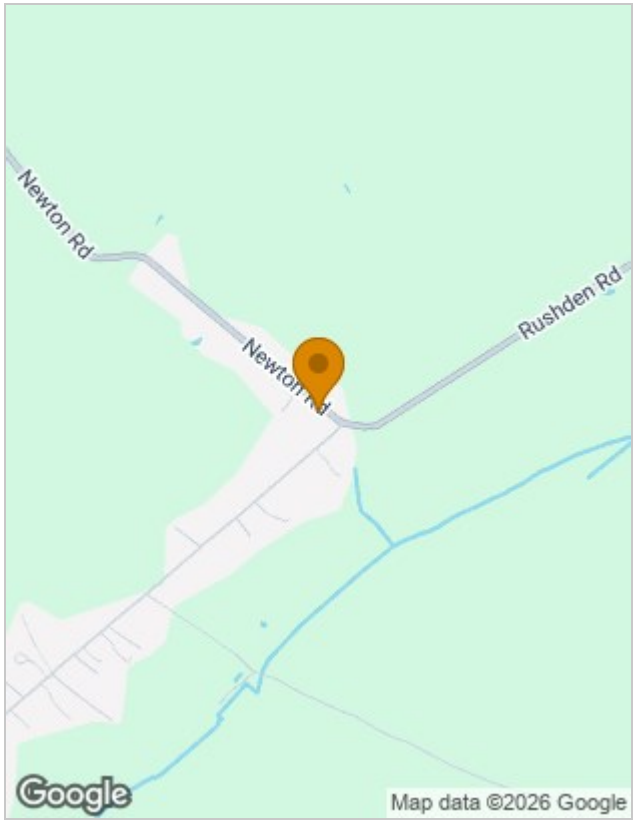




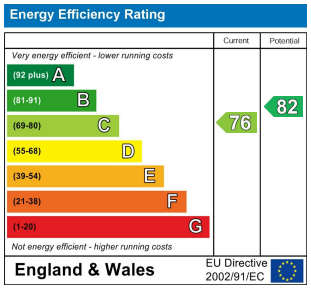
Floor Plans



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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