

CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Holly Road, Rushden, NN10 6AT

Offers In Excess Of £400,000





5 Holly Road

Rushden, NN10 6AT

- 3 Double bedrooms
- Quiet location
- Garage
- Open plan kitchen
- Immaculate condition
- Offroad parking
- Landscaped gardens
- Utility

Nestled in the desirable area of Holly Road, Rushden, this immaculate detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,695 square feet, the property boasts a spacious layout with two well-appointed reception rooms, ideal for both relaxation and entertaining. The ground floor of the home features a remarkable 22ft living room, seamlessly flowing to a generous 22x22ft open-plan kitchen, creating a welcoming atmosphere for family gatherings and social occasions.

This residence comprises three thoughtfully designed bedrooms, providing ample space for family living or guest accommodation. The bathroom is well-equipped, ensuring functionality and comfort for everyday use. The property is presented to a high standard throughout, making it move-in ready for its new owners.

Outside, the landscaped south-facing garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting outdoor gatherings. The large dropped curb leads to a blocked-paved driveway, providing parking for up to three vehicles, with potential for additional parking subject to landscaping. A garage further enhances the practicality of this home.

Situated on the edge of town, this property enjoys easy access to the A45, making commuting to Wellingborough train station and beyond a breeze. Nature enthusiasts will appreciate the nearby countryside walks, while shopping and leisure options are just a short distance away, including the popular Rushden Lakes and Waitrose. The town centre is also within a short drive, ensuring all amenities are conveniently accessible.

This exceptional home in a sought-after location is a rare find, offering a harmonious lifestyle in a vibrant community. Don't miss the opportunity to make this splendid property your own.



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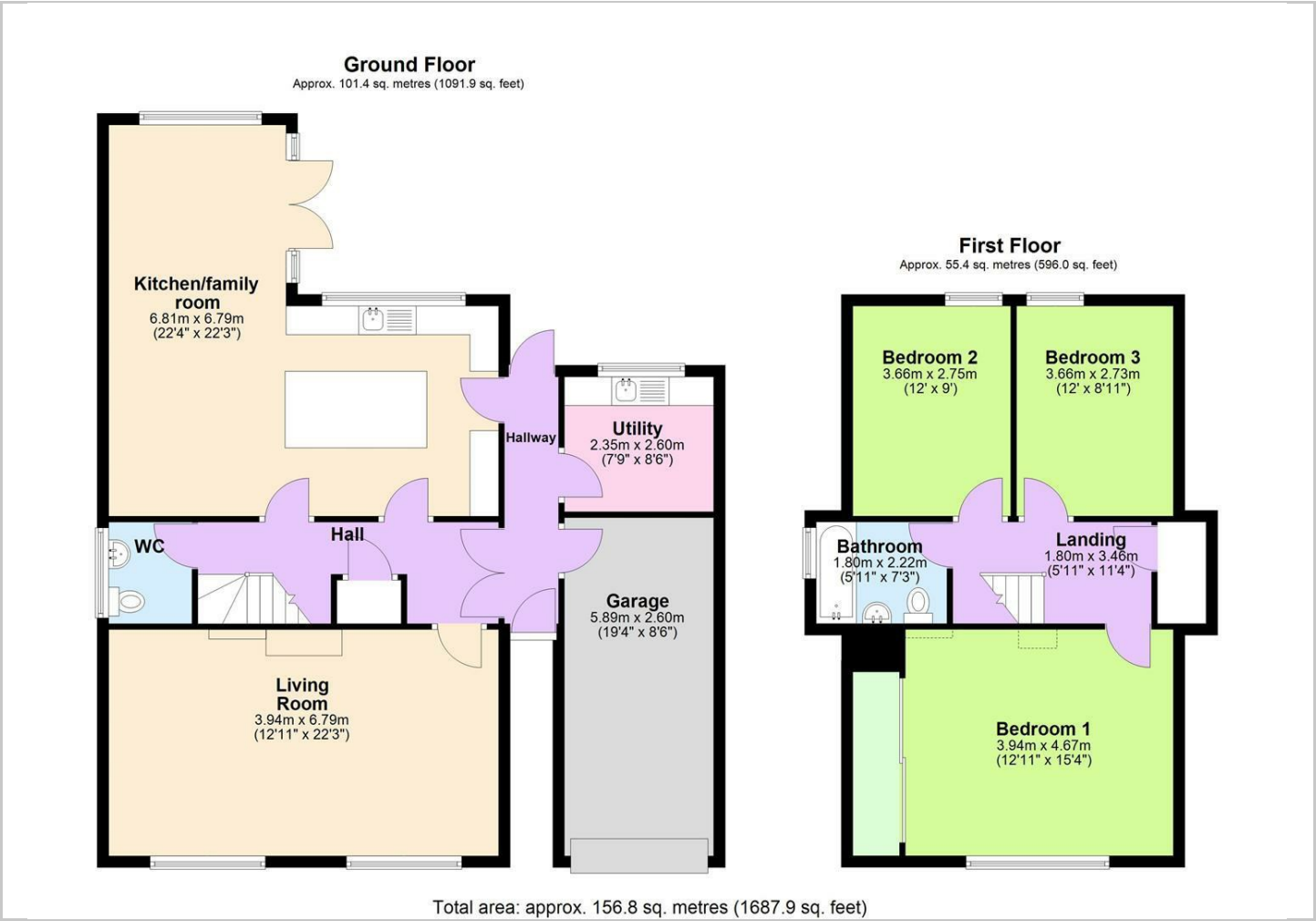


Hallway	
Garage	
Utility	7'9" x 8'6" (2.35m x 2.60m)
Hall	
Living Room	22'4" x 22'3" (6.81m x 6.79m)
WC	
Kitchen/family room	12'0" x 22'7" (3.66m x 6.89m)
Landing	
Bedroom 1	12'11" x 15'4" (3.94m x 4.67m)
Bedroom 2	12'0" x 9'0" (3.66m x 2.75m)
Bedroom 3	12'0" x 8'11" (3.66m x 2.73m)
Bathroom	





Floor Plans



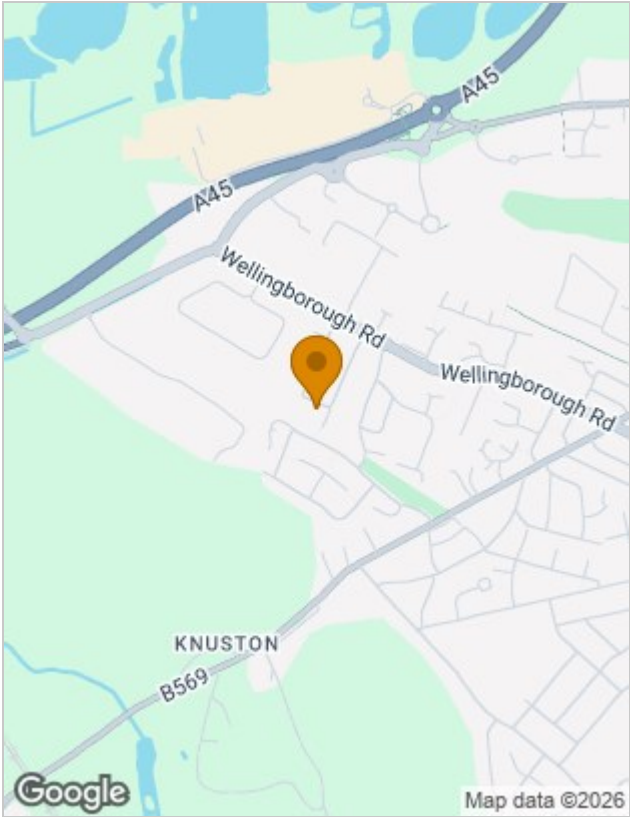
Viewing

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

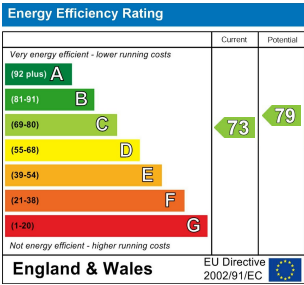
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Location Map



Energy Performance Graph



Council Tax Band: E
North Northants

Tenure: Freehold