

CHARLES ORLEBAR

Estate Agents & Auctioneers



2 Carmichael Close, Rushden, NN10 0ZB

Offers In Excess Of £450,000





2 Carmichael Close

Rushden, NN10 0ZB

- 4 Double bedrooms
- Offroad parking for 5 cars
- 4 Reception areas
- Wardrobes to all 4 bedrooms, including walk in wardrobe to bedroom 1
- Large double garage with, power, fitted storage and loft space
- Large kitchen with island and breakfast bar
- W/c, family bathroom & ensuite
- Quiet and private road with no through traffic

Tucked away on the private Carmichael Close in Rushden, this exceptional home occupies a quiet and highly desirable position with just four neighbouring properties, creating a peaceful setting with no through traffic. Accessed via a block paved private road, the property offers both privacy and convenience, particularly for commuters thanks to its close proximity to the A6.

The current owners have thoughtfully improved the home, most notably by creating a beautiful dining area linking the kitchen and living room. This versatile space can be enjoyed as open-plan living or closed off when desired, and features bifold doors opening directly onto the garden, allowing natural light to flood the room and creating the perfect indoor-outdoor entertaining space.

At the heart of the home is a recently installed kitchen, finished to a high standard and centred around a large island with breakfast bar seating. A standout feature is the cleverly concealed coffee station and larder cupboard, offering both style and practicality.

The property provides generous and flexible living accommodation, including a living room, dining room, office, and a charming bay-fronted snug/playroom, making it ideal for modern family life.

Upstairs, there are four well-proportioned double bedrooms, all with wardrobes included. The main bedroom benefits from a walk-in wardrobe and a stylish ensuite with double shower.

Externally the property continues to impress with a double garage with work surfaces, storage, power and loft storage, along with five additional off-road parking spaces.

The location is particularly popular with families, falling within the catchment for Sharnbrook School and being just a short distance from Rushden Primary Academy.

Combining space, privacy, modern improvements and an excellent location, this is a rare opportunity to acquire a superb family home in one of Rushden's most sought-after settings.



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Hall	
Living Room	17'9" x 11'8" (5.40m x 3.55m)
WC	
Snug	9'9" x 9'7" (2.97m x 2.91m)
Office	6'7" x 9'7" (2.01m x 2.91m)
Kitchen/Breakfast Room	13'6" x 16'1" (4.12m x 4.89m)
Dining Room	12'0" x 11'11" (3.65m x 3.64m)
Landing	
Bedroom 1	13'7" x 11'10" (4.14m x 3.60m)
Walk-in Wardrobe	
En-suite	
Bedroom 2	10'7" x 12'8" (3.23m x 3.85m)



Bedroom 3

9'9" x 9'6" (2.96m x 2.90m)

Bedroom 4

10'3" x 9'6" (3.12m x 2.90m)

Family Bathroom

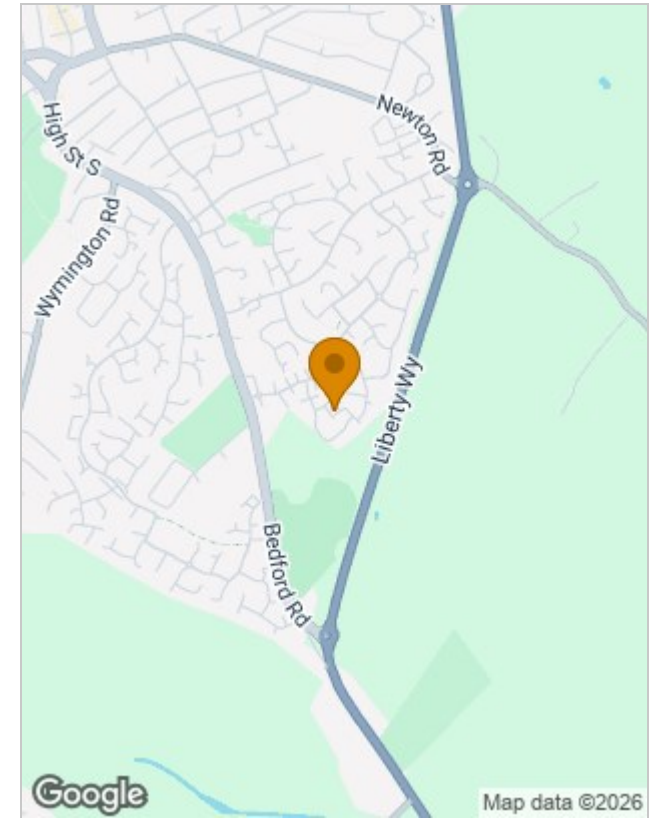




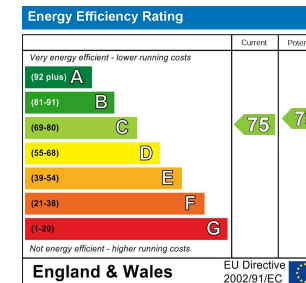
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: F
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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