CHARLES ORLEBAR

Estate Agents & Auctioneers



2 Heatherbreea Gardens, Rushden, NN10 6EH

£650,000

5 3 4 D



2 Heatherbreea Gardens

Rushden, NN10 6EH

£650,000



- 5 Bedrooms
- Four-piece family bathroom
- Kitchen/breakfast room with underfloor heating and bifold doors
- Home office
- Ground floor WC
- Two en-suites
- Annexe/multigenerational living potential
- Living room & dining room
- Garden room with remote windows & blinds
- Ample gated parking

Occupying a generous plot within one of Rushden's most desirable residential locations, this impressive detached family home combines substantial accommodation, modern finishes and exceptional versatility, making it ideally suited to growing families or those seeking multigenerational living.

The heart of the home is a stunning kitchen/breakfast room fitted with underfloor heating and bi-fold doors that open seamlessly onto the landscaped rear garden. Further ground floor accommodation includes a spacious living room, separate dining room, dedicated home office, a beautifully appointed garden room with remote-controlled windows and blinds, and a convenient cloakroom/WC.
A particular highlight is the property's flexible layout, with part of the home offering excellent annexe potential. This area includes an additional lounge, a separate staircase leading to one of the five bedrooms, and a luxurious four-piece en-suite, creating an ideal space for extended family members, independent teenagers or long-term guests.
In total, the property offers five well-proportioned bedrooms, served by two en-suites and a stylish four-piece family bathroom. The kitchen and bathrooms have all been thoughtfully modernised, allowing the next owners to move straight in and enjoy.

Outside, the home continues to impress with ample gated off-road parking, a single garage and beautifully landscaped gardens designed for both relaxation and entertaining. Composite decking provides the perfect seating area, while the brick-built bar creates a fantastic social space. Mature trees surround the garden, offering a wonderful sense of privacy and seclusion.

Rarely do homes offer such a successful blend of space, flexibility and quality. This is a superb opportunity to acquire a truly adaptable family home in a sought-after Rushden location.





Hall	15'1" x 7'7" (4.60m x 2.30m)
WC	6'2" x 3'5" (1.88m x 1.03m)
Living Room	17'8" x 11'3" (5.39m x 3.44m)
Dining Room	11'1" x 10'0" (3.37m x 3.04m)
Garden Room	14'8" x 13'5" (4.48m x 4.09m)
Study	7'2" x 8'10" (2.18m x 2.70m)
Kitchen/Breakfast room	13'0" x 19'0" (3.96m x 5.79m)
Sitting Room	16'7" x 8'11" (5.05m x 2.73m)
Landing	3'3" x 12'6" (0.98m x 3.80m)
Bedroom 5	10'10" x 8'9" (3.31m x 2.67m)
Bathroom	5'6" x 8'9" (1.68m x 2.67m)
Landing	13'0" x 7'7" (3.96m x 2.30m)



Bedroom 1	13'4" x 11'1" (4.07m x 3.38m)
En-suite Shower Room	5'6" x 8'2" (1.67m x 2.50m)
Bedroom 2	10'1" x 17'7" (3.08m x 5.37m)
Bedroom 3	13'8" x 12'8" (4.16m x 3.87m)
Bedroom 4	9'9" x 6'9" (2.97m x 2.06m)
Bathroom	6'6" x 8'9" (1.97m x 2.66m)
Garage	16'7" x 8'9" (5.05m x 2.67m)



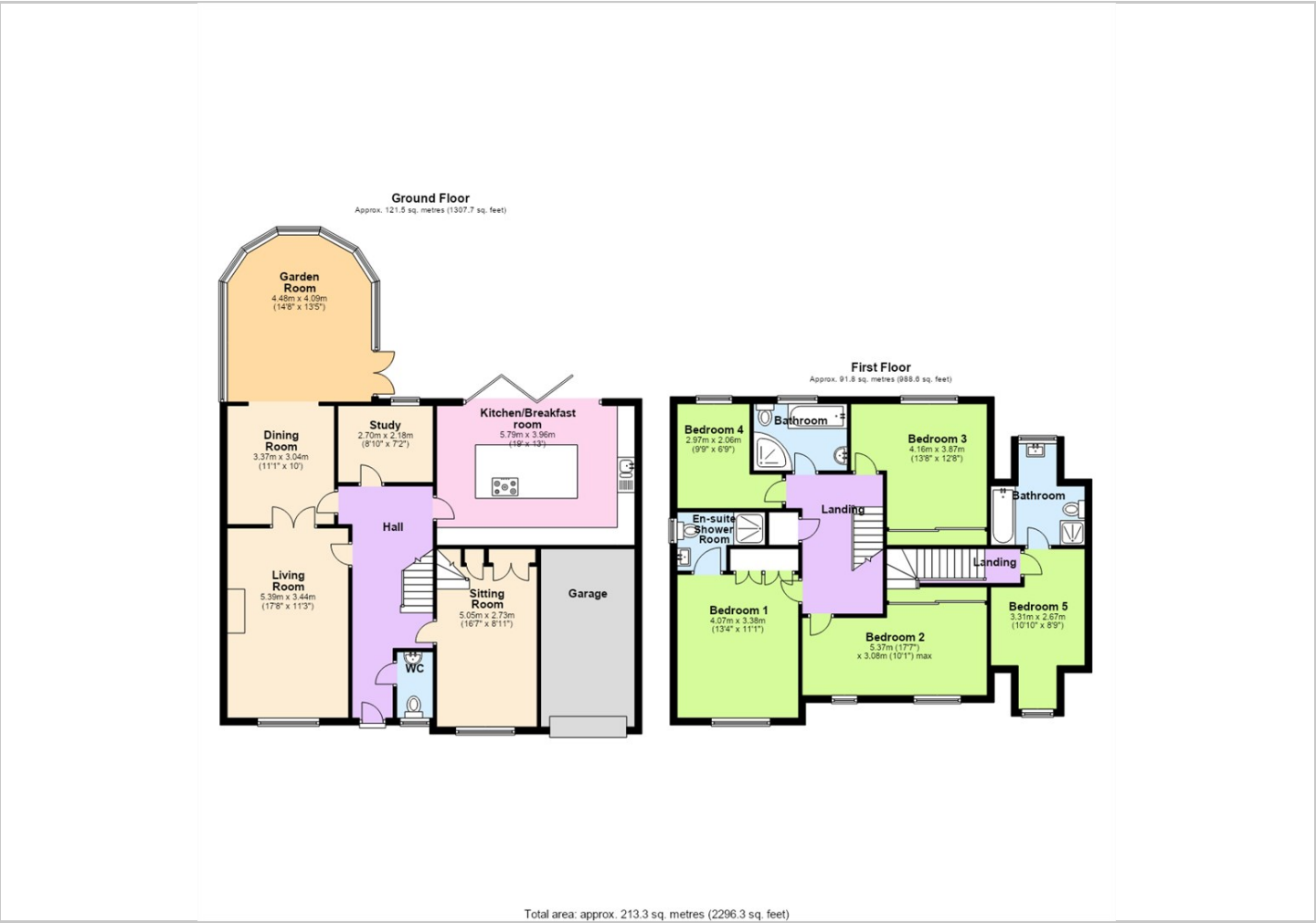




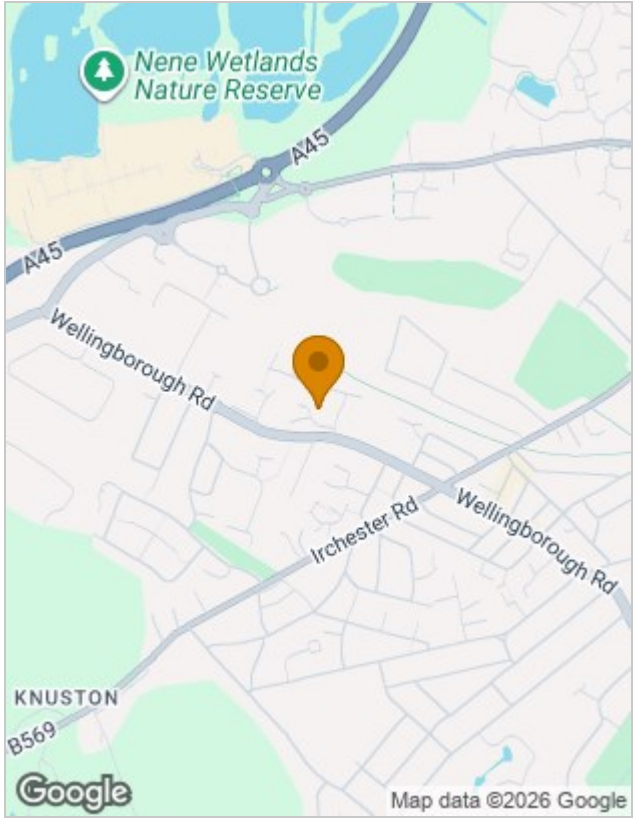




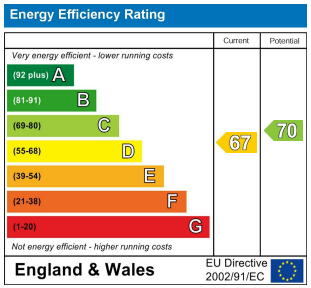
Floor Plans



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.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk https://charlesorlebar.co.uk/