



206 Bedford Road
Rushden | Northamptonshire | NN10 0SB

FINE & COUNTRY

206 BEDFORD ROAD

This fantastic family home has been extended and fully renovated by the current owners and offers just over 2900 sq. ft. of flexible living accommodation. This property boasts 5 double bedrooms, 5 bathrooms, two offices, a stunning kitchen/breakfast room, a private south-west facing garden and so much more!

Located on the outskirts of Rushden, there are good access links to London for the commuter via Wellingborough and Bedford train stations. Local amenities can be found nearby such as Rushden Lakes and the property is also within walking distance to the local golf facilities.







Ground Floor

When walking into this beautiful home, you're immediately greeted by the bright entrance hall which leads you to the lobby area. This is currently set up as an office however, it offers such a versatile space and could become a play area for the kids, a dining room, another sitting room, etc. From the entrance hall, you can also access the dining room as well as the integral garage/ home gym. This garage has been partially converted; there is laminate flooring and a stud wall covering the garage door. If the buyer prefers to use it as a garage, the stud wall can easily come down as the garage door is still in place.

The incredible kitchen offers the perfect place to entertain with its stunning island and the open plan feel to the living room. The kitchen boasts Quartz countertops, multiple Neff appliances which include two ovens with large warming drawers, two dishwashers and an under-counter fridge. There's also a Siemens induction hob, an Insinkerator 4 in 1 hot tap and space for an American style fridge/freezer.

The bright and airy utility room offers space for 5 under-counter appliances and allows access to the wet room with shower. There is also access to the garage/home gym from the utility room.

The spacious sitting room can be accessed via the kitchen, the lobby area and the dining room, creating a fantastic flow to the property. The Contura log burner makes this room especially cozy in winter and the bifold doors allow that wonderful indoor/outdoor living in the summer.

From the sitting room, the large dining room can be found. This fantastic space is perfect for entertaining! If you don't need such a large dining room though, this space could be split into two separate rooms as there is access from the entrance hall as well as from the sitting room. It could also become a kids play room, another sitting room, etc. This property offers such flexible living accommodation that it can be used to suit your family's needs.

*This property was fully rewired in 2019 and a new boiler and heating system were installed in 2018.



Seller Insight

“With orchards to the back and rolling farmland to the front, this beautifully renovated and remodelled five-bedroom detached family home occupies a sought-after location right on the edge of the thriving market town of Rushden. “It was a real combination of the potential that we could see in the house itself and this amazing setting that sold the property to us when we found it twelve years ago,” says the owner. “It sits right on the edge of town, so head off in one direction and we have access to a superb array of shops and amenities, however in the other there’s practically nothing but mile upon mile of rolling farmland. It’s definitely one of those places that offers the best of both worlds.”

“The house was originally built in the 1940s, and when we came here it was a more modest three-bedroom, one-bathroom property. It was just fine the way it was, but we have such a huge garden that we knew we could transform it into a much bigger family home, ideal for modern family living, and that’s exactly what we’ve done. We extended up and out, and inside it was totally stripped back, the electric and plumbing systems were overhauled and we opened up the layout by installing double doors between most of the main living areas - when they’re pushed back we can create an almost open-plan feel, which is great for entertaining, but we can also close off each space to create a more cosy feel. The interior design is sleek and modern, and we’ve added features such as a gorgeous Swedish-design Contura wood-burning stove, which not only looks really impressive, but also kicks out a lot of heat. The house is now absolutely stunning throughout, and as the work was carried out in 2017, the changes we’ve made are fairly new so it’s all in excellent condition.”

“Despite adding a sizable extension, we still have a really lovely big garden, which is peaceful and private and features mature planting that creates colour and interest all year round. We’ve added a huge Indian sandstone patio, which can be accessed via bi-folding doors from the living room or French doors from the kitchen, so it almost becomes another room when the sun is shining, but the rest of the space is mainly laid to lawn so it’s a great garden for children. It’s definitely a feature of the property that we’re all going to miss when we leave.”

“I absolutely adore my kitchen. It’s a real cooks kitchen, but it’s also a very large room so a very sociable space. It’s where I tend to spend most of my time and it’s also the part of the house to which everyone seems to naturally gravitate.”

“Out to the front of the house there are fields and a golf course, and our garden backs onto a pretty orchard so we get the feeling of being in the countryside, and yet we have all the convenience of having a busy town centre just a stone’s throw away.”

“Another lovely room is the main living room. It’s light and bright and it has bi-folding doors that open straight out onto the garden. It’s also the room that features the gorgeous Contura stove, and when that’s roaring away the whole room takes on a really cosy atmosphere.”

“There’s just so much that I’ll miss when we move,” says the owner. “My stunning kitchen, the garden, this fantastic location... In short, I’m going to miss everything.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor
On the first floor you'll find an office, 5 double bedrooms, 3 en-suites and a family bathroom. The main bedroom also has a Juliet balcony overlooking the lovely garden.















Outside

This private south-west facing garden has been beautifully landscaped and offers a large Indian Sandstone patio with water feature as well as a summer house and shed. To the front of the property, there's a large driveway offering ample parking as well as an electric charging point which has its own separate meter. This allows the opportunity to claim back usage for business.

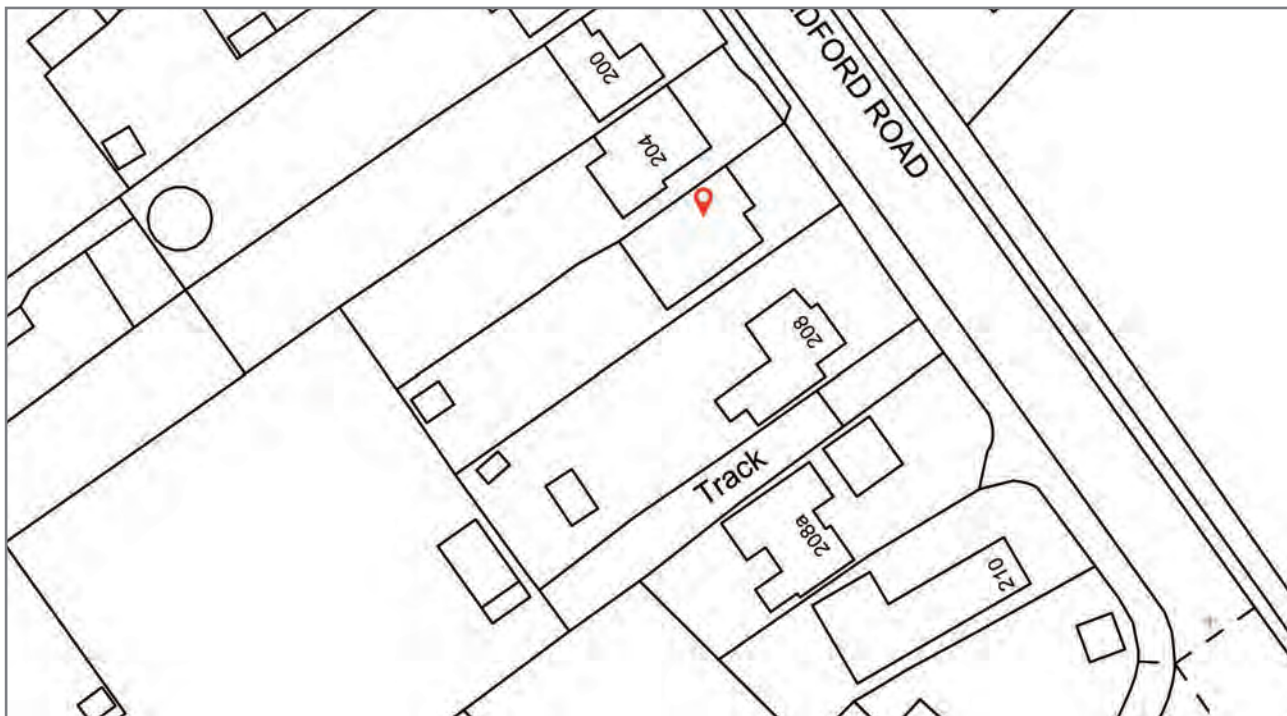




LOCAL AREA

Rushden is well located for commuters with a mainline railway station in Wellingborough, approx. 7 miles away and in Bedford approx. 11.5 miles away, both with direct links to London St Pancras International. Rushden is a market town and has the fantastic Rushden Lakes complex offers great shopping, lovely restaurants, a cinema, a large soft play, footpaths, cycling routes and more. Rushden offers multiple amenities to include shops, supermarkets and pubs and more varied amenities can be found in nearby Wellingborough, Northampton and Bedford. Fantastic schooling such as the Sharnbrook Academy School and multiple others can be found nearby. The property is also located within close proximity to many highly rated private schools to include Wellingborough School, Kimbolton School, Bedford School and Bedford Girls' School.





INFORMATION

Services

Mains gas, electricity, water & drainage

Tenure

Freehold

Local Authority

East Northamptonshire Council

Council Tax

E

Viewing Arrangements

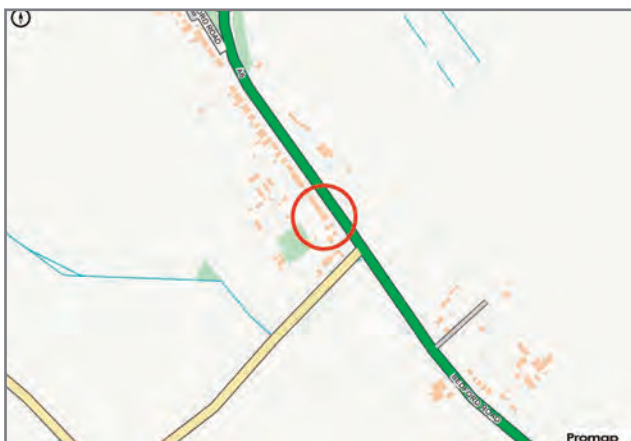
Strictly via the vendors sole agents Fine & Country on 07393997427

Website

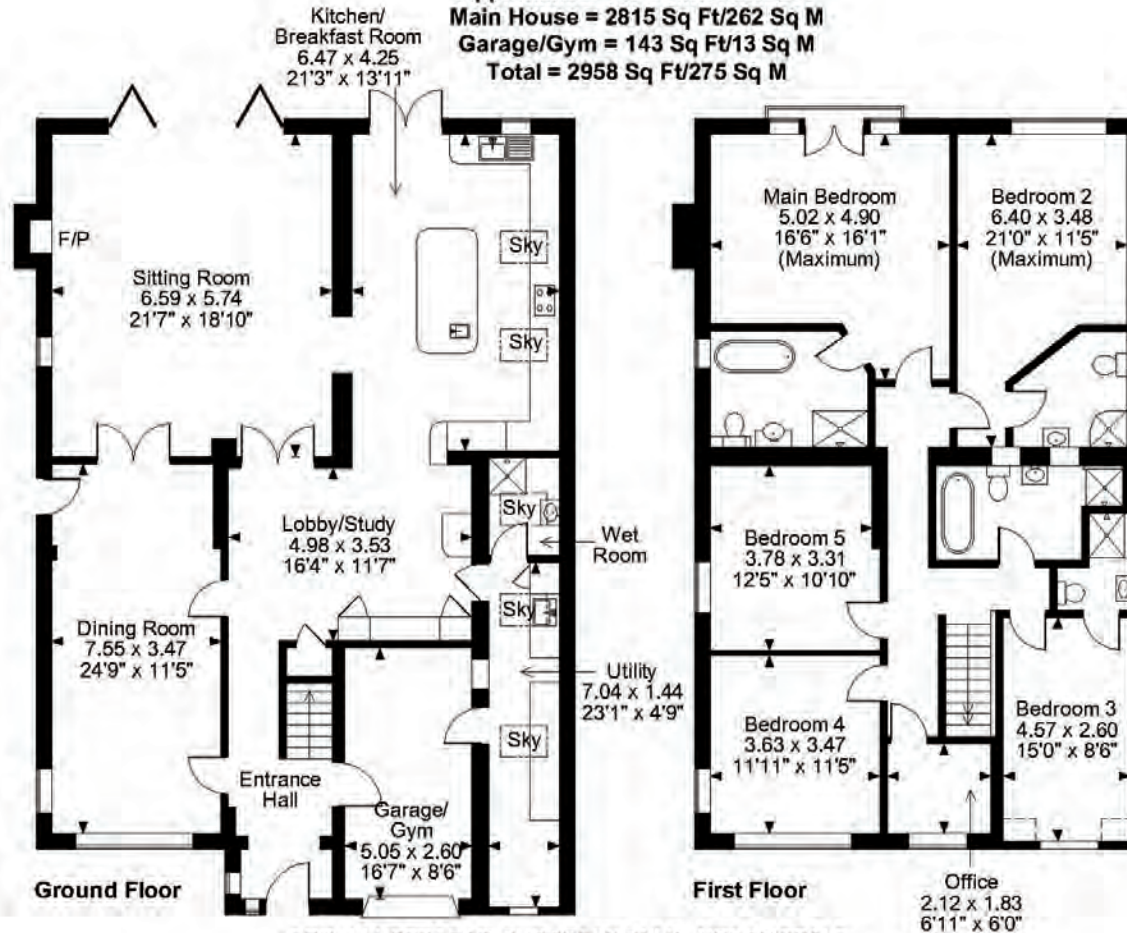
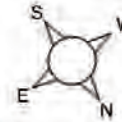
For more information visit www.fineandcountry.com/uk/northampton

Opening Hours:

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	By appointment only



Bedford Road, Rushden
Approximate Gross Internal Area
Main House = 2815 Sq Ft/262 Sq M
Garage/Gym = 143 Sq Ft/13 Sq M
Total = 2958 Sq Ft/275 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8484623/DKF

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





MARIE FRITZ
ASSOCIATE AGENT

Fine & Country Northampton
07393997427
Marie.fritz@fineandcountry.com

Marie has been in the real estate industry for many years and brings a bespoke and tailored marketing strategy for each of her clients, understanding that each property has its own story. Marie believes maximising the value of the clients property is important but that the high level of customer service offered throughout the journey is as important.

YOU CAN FOLLOW MARIE ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Northampton
Tel: +44 (0) 1604 309030
northampton@fineandcountry.com
9 George Row, Northampton, NN1 1DF

