

**Mike
Neville**
ESTATE AGENTS



**16 Restormel Close, Rushden,
Northamptonshire, NN10 0QW**



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NN10 0QW**

£635,000 Freehold

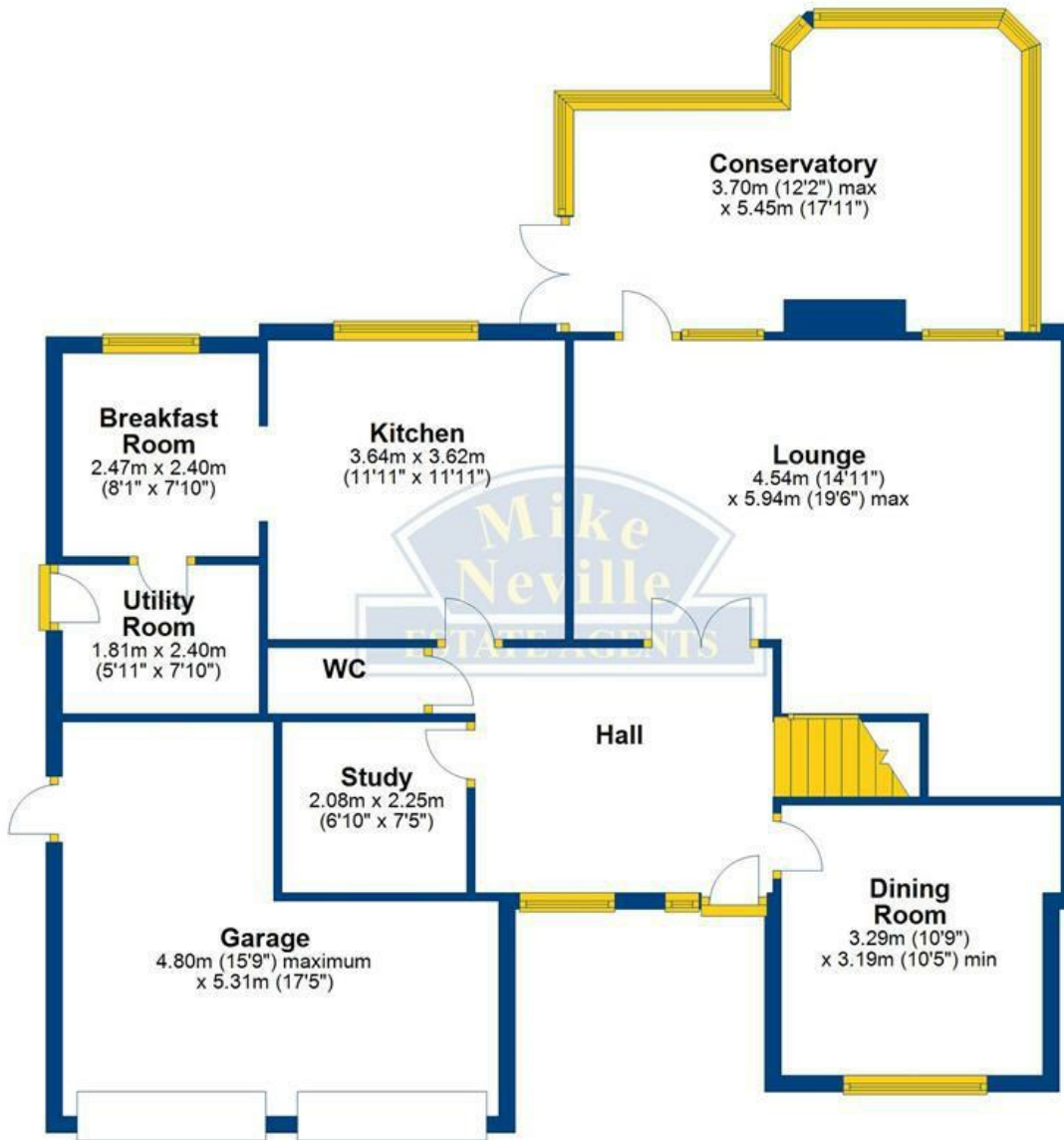


Offered for sale is this immaculately kept executive detached family home situated on a generous plot within an exclusive cul-de-sac location, along a private driveway, accessing just three properties, well set back from and fronting onto Barrington Road, with the overall plot benefiting from a large garage, off road parking for several vehicles and a private rear garden with a large covered terrace area and summerhouse. Internally, the property features a top floor master suite with dressing room and full en-suite, four further good size bedrooms, two further bath/shower rooms, washroom, five separate reception rooms as well as a kitchen, utility room and ground floor cloakroom/WC. This property provides straightforward access onto the A6, A45 etc and an immediate viewing is considered a must. Only being offered for sale as a result of our vendor clients retiring and downsizing.

- **Executive Detached Property**
- **All Local Amenities Within Walking Distance**
 - **Five Reception Rooms**
- **Over 2,338 SqFt Of Accommodation**
- **Large Garage & Off Road Parking**
- **Fantastic Road Links**
 - **Five Bedrooms**
 - **Three Bathrooms**
 - **Private Rear Garden**
- **Energy Efficiency Rating - C71**

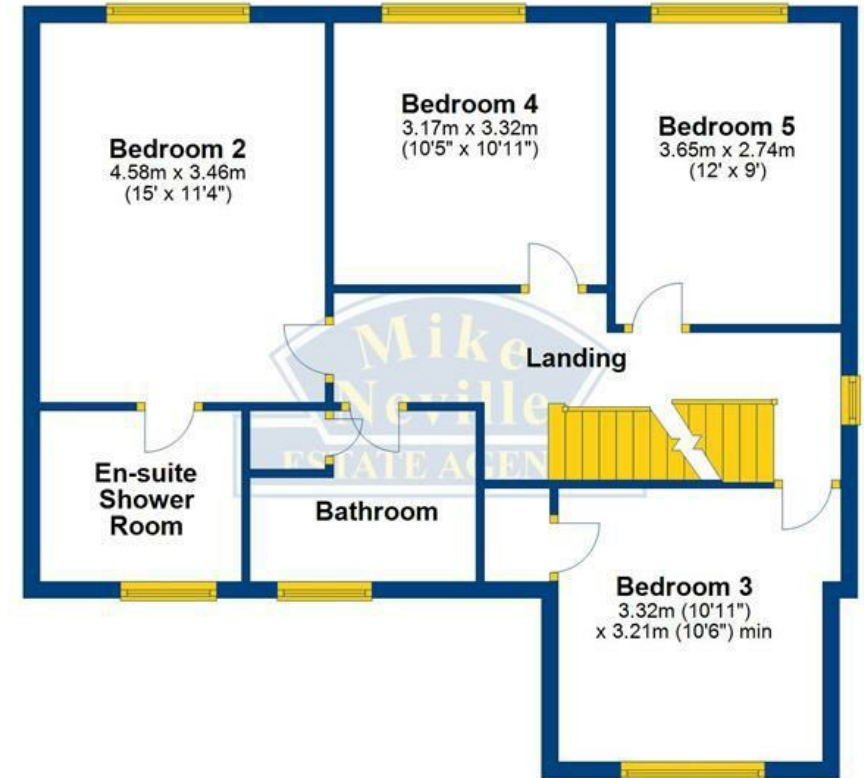
Ground Floor

Main area: approx. 100.5 sq. metres (1082.1 sq. feet)
Plus garage, approx. 19.5 sq. metres (210.0 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Second Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Main area: Approx. 217.3 sq. metres (2338.9 sq. feet)

Plus garage, approx. 19.5 sq. metres (210.0 sq. feet)

Location

Restormel Close can be found off Barrington Road, with this property fronting on to Barrington Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

F

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 1320-2133-0001-5007-1793

Accommodation

Ground Floor

Porch

Reception Hall

Ground Floor Cloakroom / WC

Study 6'10" x 7'5" (2.08m x 2.25m)

Dining Room 10'10" x 10'6" (3.29m x 3.19m)

Minimum measurement, plus recess.

Lounge 14'11" x 19'6" (4.54m x 5.94m)

Maximum measurement, plus under stairs recess.

Conservatory 12'2" x 17'11" (3.70m x 5.45m)

Maximum measurement.

Of brick and woodgrain PVC double glazed construction with a proper roof, making this more of a proper room now, rather than purely a conservatory.

Kitchen 11'11" x 11'11" (3.64m x 3.62m)

Fitted dishwasher. Fitted fridge and freezer.

Space for large cooker. Large extractor hood.

Breakfast Room 8'1" x 7'10" (2.47m x 2.40m)

Utility Room 5'11" x 7'10" (1.81m x 2.40m)

Wall mounted gas fired Worcester Boiler - service April 2023. Space and plumbing for appliances.

First Floor

Landing

Bedroom 2 15'0" x 11'4" (4.58m x 3.46m)

En-suite Shower Room / WC

Bedroom 3 10'11" x 10'6" (3.32m x 3.21m)

Minimum measurement.

En-Suite Wash Room / WC

Off bedroom 3.

Bedroom 4 10'5" x 10'11" (3.17m x 3.32m)

Bedroom 5 12'0" x 9'0" (3.65m x 2.74m)

Bathroom / WC

Airing cupboard housing hot water cylinder.

Second Floor

Landing

Eves storage.

Bedroom 1 14'8" x 15'7" (4.46m x 4.74m)

Minimum measurement, plus large entrance recess, plus shallow bay windows.

Dressing Room 7'11" x 5'10" (2.41m x 1.77m)

Loft access.

En-Suite Bath / Shower Room / WC 9'8" x 7'10" (2.96m x 2.41m)

Outside

Front

Shared driveway approach, owned by three properties, but mainly used by this property and the neighbouring property for access to their individual properties.

Well set back from and fronting onto Barrington Road, providing a very pleasant front outlook. Front fence, hedgerow and gate.

Good off road parking facilities for number 16, by way of a very large block paved frontage. Side gated access through to rear garden.

Large Garage 15'9" x 17'5" (4.80m x 5.31m)

Absolute maximum measurements (see floorplans).

Two doors to front. Side door. Power and light connected.

Rear Garden

Fully enclosed, of a generous size and providing good privacy.

Large covered terrace area. Main lawn area.

Bike store / shed.

Summer House

Insulated and power and light connected.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

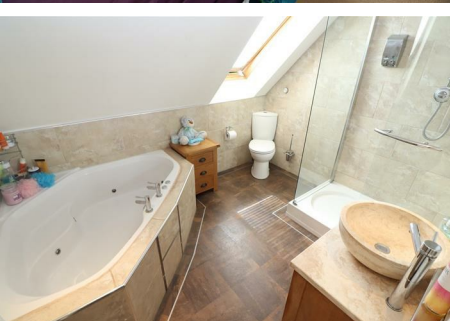
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