



**7 Cowslip Close, Rushden, Northamptonshire, NN10 0UD**

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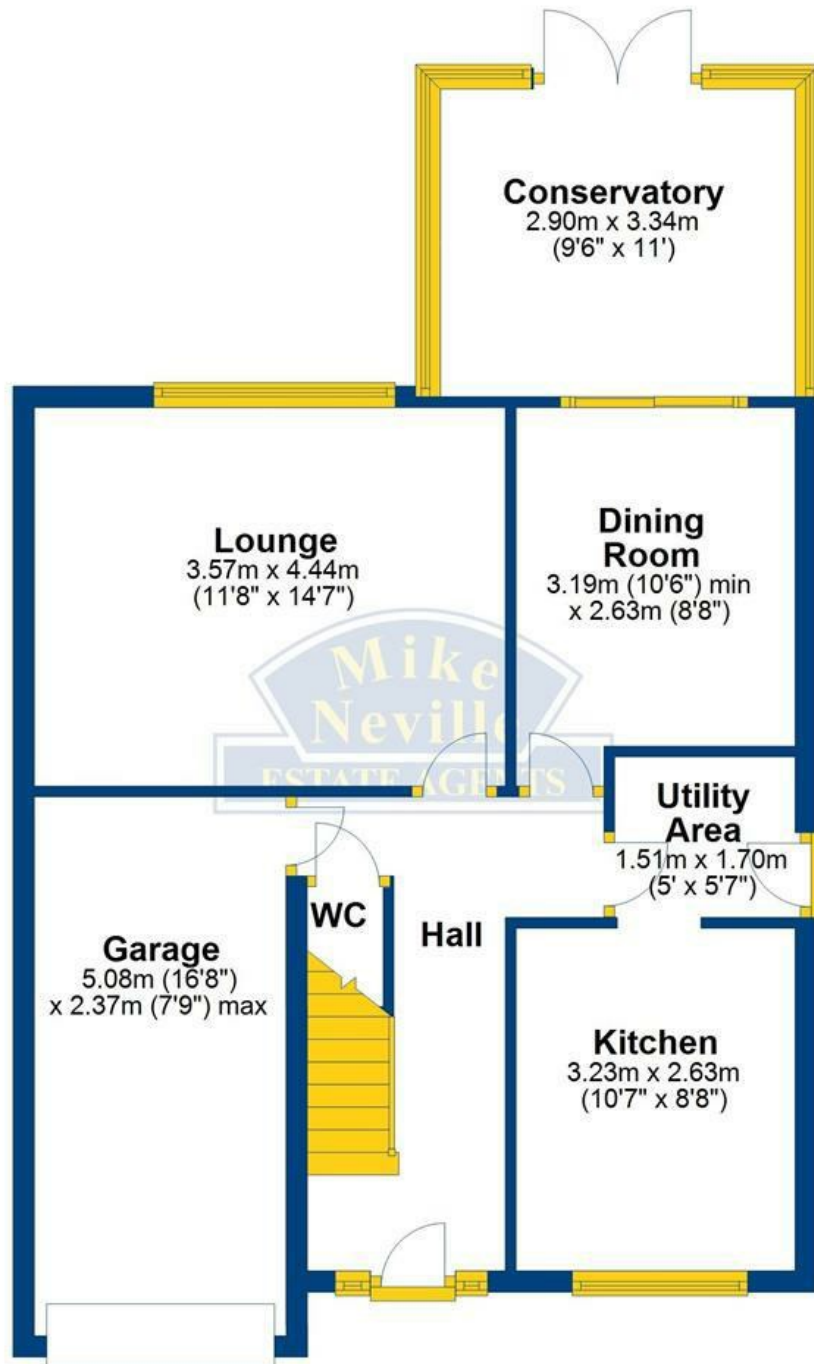
**£350,000 Freehold**

We are delighted to offer for sale this immaculate and spacious modern detached family home, situated in a popular cul-de-sac location on this ever popular development, and within immediate walking distance to Jubilee Park, making this an ideal family home. Our vendor clients have carried out improvement works over the last few years, that includes a refitted kitchen and utility area, refitted bathroom, modern combination boiler, as well as modern PVC double glazed windows and doors throughout. Boasting four bedrooms, two bath/shower rooms, three reception rooms, a ground floor cloakroom / WC, pleasant rear garden, garage and off road parking. An early viewing comes highly recommended.

- **Cul-De-Sac Location**
- **Modern refitted main bathroom**
- **En-Suite Shower Room To Master Bedroom**
- **Ground Floor Cloakroom / WC**
- **Garage & Superb Block Paved Driveway**
- **Modern refitted kitchen**
- **Immediate walking distance to Jubilee Park**
- **Separate Dining Room & Conservatory Addition**
- **Fully Enclosed Rear Garden**
- **Energy Efficiency Rating - D66**

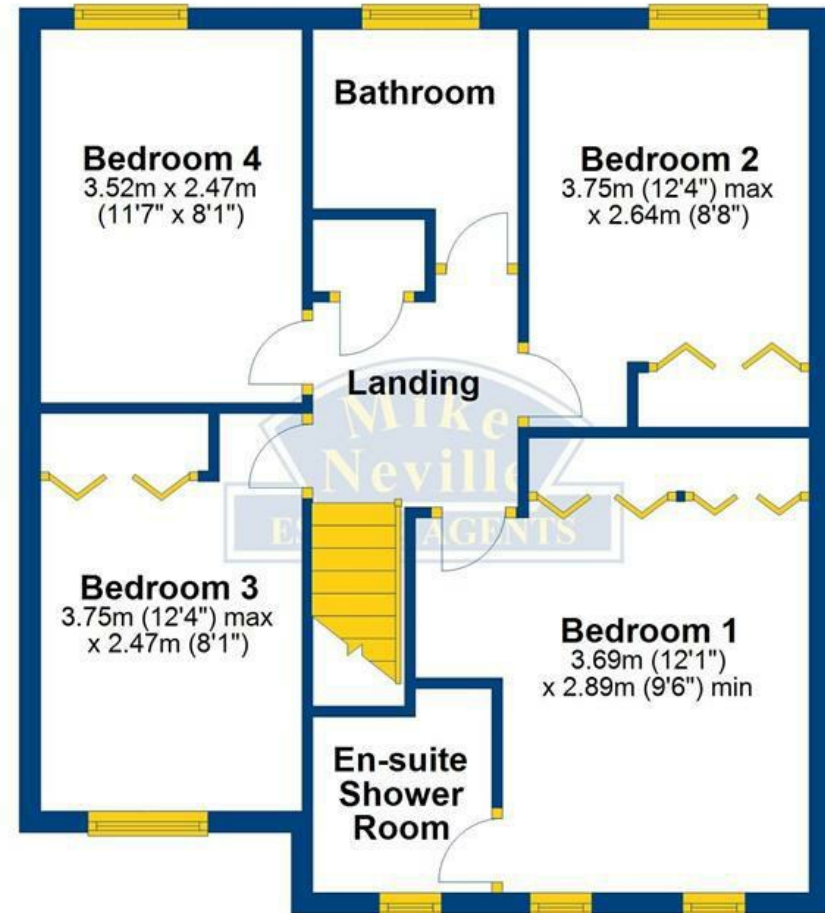
## Ground Floor

Main area: approx. 57.0 sq. metres (613.2 sq. feet)  
Plus garage, approx. 12.2 sq. metres (131.0 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Main area: Approx. 113.9 sq. metres (1226.2 sq. feet)

Plus garage, approx. 12.2 sq. metres (131.0 sq. feet)

## Location

Cowslip Close can be found off Clover Drive, which in turn can be found off Greenacre Drive. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - D66

Certificate number - 0282-1203-0707-3503-1104

## Accommodation

### Ground Floor

#### Hall

#### Ground Floor Cloakroom / WC

With very restricted head height.

#### Lounge 11'9" x 14'7" (3.57m x 4.44m)

Feature electric fireplace.

#### Dining Room 10'6" x 8'8" (3.19m x 2.63m)

Minimum measurement, plus door recess.

#### Conservatory 10'11" x 9'6" (3.34m x 2.90m)

#### Utility Area 4'11" x 5'7" (1.51m x 1.70m)

Space and plumbing for washing machine and tumble dryer.

#### Kitchen 10'7" x 8'8" (3.23m x 2.63m)

Modern refitted kitchen benefitting from a range of base and wall units, and a breakfast bar.

Built in oven, five ring gas hob and extractor hood.

Space for tall fridge/freezer.

Built in dishwasher.

Feature circular stainless steel unit and drainer.

### First Floor

#### Landing

Cupboard housing modern wall mounted, gas fired Worcester combination boiler.

#### Bedroom 1 12'1" x 9'6" (3.69m x 2.89m)

Minimum measurement, plus built in wardrobes, plus recess.

#### En-Suite Shower Room / WC

#### Bedroom 2 12'4" x 8'8" (3.75m x 2.64m)

Maximum measurement, including built in wardrobes.

#### Bedroom 3 12'4" x 8'1" (3.75m x 2.47m)

Maximum measurement, including built in wardrobes.

#### Bedroom 4 11'7" x 8'1" (3.52m x 2.47m)

## Bathroom / WC

Refitted white suite, comprising a low flush wc, vanity wash hand basin with feature 'bowl' sink unit, as well as a large P shaped white bath, with a separate shower over the bath. Modern heated towel rail.

## Outside

### Front

Feature slate frontage surrounding the block paved driveway. Gated access to the rear garden.

### Block Paved Driveway

Newly installed block paved driveway for a minimum of 2 vehicles.

### Garage 16'8" x 7'9" (5.08m x 2.37m)

Maximum measurement.

Electric roller door to front.

Power and light connected.

### Rear Garden

Well cared for rear garden, benefiting from a decking area that leads from the conservatory, and opens up through to main lawn area, which has some low maintenance flower borders. Feature path around the rear of the property that leads to the garden shed, as well as gated access through to the front of the property.

## Additional Information

Our vendor clients have carried out improvement works over the last few years, that includes the refitted kitchen and utility area, the refitted bathroom, combination boiler, as well as PVC double glazed windows and doors throughout.

## 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](http://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

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

















**Mike  
Neville**  
**ESTATE AGENTS**

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Rushden  
Northamptonshire  
NN10 0UD  
£350,000 Freehold**

Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG  
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk



RUSHDEN  
01933 316316

BEDFORD  
01234 327455

WOBURN  
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