



**1 Comfrey Close, Rushden
Northamptonshire NN10 0GL
Price £500,000 Freehold**

NO ONWARD CHAIN* *ATTRACTIVELY PRICED TO SELL A David Wilson Homes built Neo-Georgian style executive detached family home offering a wealth of space throughout, in a sought after location on the South side of the Town. Upon viewing, one will find all rooms are of a particularly good size with adaptable and well thought-out accommodation (over some 1,783sqft). Externally, the property boasts a good size plot, incorporating a detached double garage, much off road parking and a good size rear garden. Please contact us for more information and to arrange an early viewing.

- Master bedroom with dressing room and en-suite shower room / WC
- Second double bedroom with fitted wardrobes and en-suite shower room / WC
- Two further double bedrooms, both with fitted wardrobes
- Galleried landing
- Reception hall
- Lounge, Separate dining room, Study, Kitchen-Breakfast-Family Room
- Utility room, Ground floor cloakroom / WC
- Detached double garage, large driveway
- Good size enclosed rear garden
- EPC rating - C70



Location

Comfrey Close is situated between Meadow Sweet Road and Greenacre Drive on the south side of the town, with Greenacre Drive and Meadow Sweet Road both being accessed off the main A6, on the south side of the town. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 4702-2162-9002-1199-0606

Council Tax Band

F

N.B

This property is currently tenanted. Marketing photographs are from prior to when the tenants moved in. The marketing photographs are a fair representation of the property (barring it now has furniture etc there, of course).

Accommodation

Ground Floor

Reception Hall

Imposing staircase rising to first floor with useful understairs cupboard. Further cloaks cupboard.

Ground Floor Cloakroom / WC

Lounge 17'2" x 11'9" (5.22m x 3.57m)

Feature fireplace.

Study 7'1" x 11'9" (2.15m x 3.57m)

Dining Room 9'5" x 11'0" (2.86m x 3.36m)

Maximum measurement.

Kitchen / Breakfast / Family Room 12'5" x 9'4" + 17'2" x 9'8" (3.81m x 2.86m + 5.24m x 2.95m)

Extensive range of base and wall units. Drawers. Worktops. Tiled surrounds. 1½ bowl stainless steel sink unit. Fitted appliances including stainless steel double electric oven, gas hob and extractor hood over. Dishwasher. Fridge. Freezer.

Utility Room 4'8" x 7'5" (1.42m x 2.26m)

Stainless steel sink unit. Base and wall units. Worktop. Tiled surrounds. Tiled flooring. Plumbing for washing machine. Wall mounted gas fired boiler.

First Floor

Galleried Landing

A spacious landing. Walk-in airing cupboard housing hot water cylinder. Access to loft space.

Bedroom 1 13'6" x 11'8" (4.11m x 3.56m)

Dressing Room 10'5" x 6'10" (3.18m x 2.10m)

Fitted wardrobes to one wall.

En-suite Shower Room / WC

Bedroom 2 9'1" x 12'6" (2.77m x 3.80m)

Maximum measurement, including fitted wardrobes.

En-suite Shower Room / WC

Bedroom 3 10'9" x 12'6" (3.28m x 3.80m)

Maximum measurement, including fitted wardrobes.

Bedroom 4 10'10" x 9'9" (3.31m x 2.98m)

Maximum measurement, including fitted wardrobes.

Bath / Shower Room / WC

Outside

Front

The property occupies a good size plot with a driveway providing off road parking for approximately 4/5 vehicles. Gated access through to rear garden, with the driveway leading to the detached double garage.

Detached Double Garage

Situated towards the front of the plot with two electric up and over doors to front. Power and light connected. Roof storage. Side personal door.

Rear

A good size rear garden, being fully enclosed with gated access through from the front of the property. Outside tap for garden hose. Main patio area leading onto main area of lawn.

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

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.

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.

Money Laundering Regulations 2017

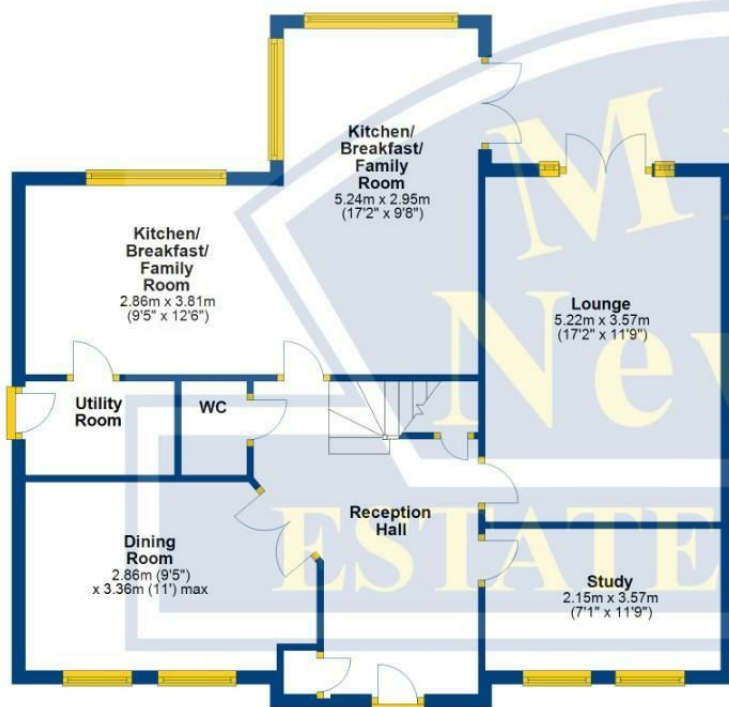
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





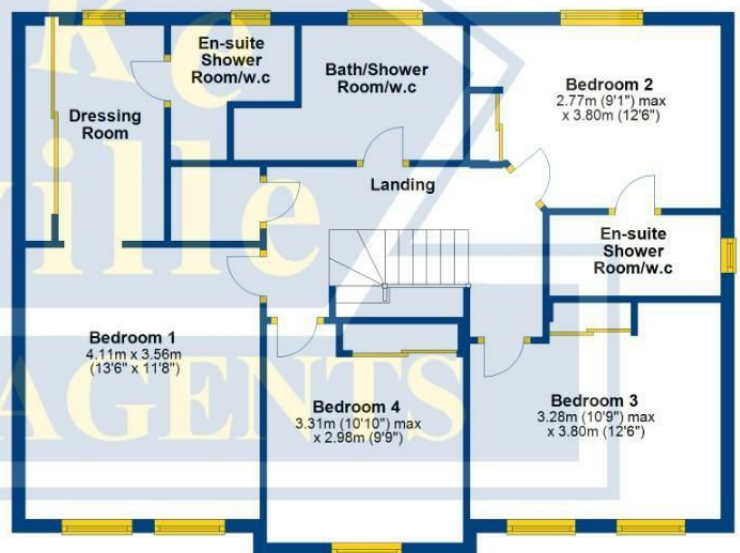
Ground Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



First Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



Total area: approx. 165.7 sq. metres (1783.2 sq. feet)