



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.



## Restormel Close Rushden NN10 0QW

### Freehold Price £450,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



Set back from the road and situated in a sought after location just off Barrington Road is this executive four bedroomed detached house with a double garage and three reception rooms. Further benefits include off road parking for several vehicles, a refitted luxury ensuite shower room, built-in kitchen appliances, a uPVC conservatory, built-in furniture to bedroom one, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance porch, hallway, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, utility room, study, four bedrooms with ensuite to the master, family bathroom, gardens to front and rear, double garage and driveway.

Enter via front door with side screens to;

#### Porch

Window to side aspect, built-in cupboard, wall mounted electric heater, door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, doors to:

#### Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, window to side aspect, coving to ceiling.

#### Lounge

21' 8" x 11' 8" (6.6m x 3.56m)

Window to front aspect, two radiators, sliding patio doors to rear aspect, character open fireplace, coving to ceiling.

#### Conservatory

10' 2" x 9' 4" (3.1m x 2.84m)

Of uPVC/brick construction, French doors to side aspect, power and light connected.

#### Dining Room

13' 0" x 10' 10" (3.96m x 3.3m)

Window to rear aspect, radiator, coving to ceiling.

#### Study

11' 2" x 7' 10" (3.4m x 2.39m)

Window to front aspect, radiator, coving to ceiling, loft access.

#### Kitchen/Breakfast Room

13' 0" x 10' 6" (3.96m x 3.2m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in 'Neff' double oven, five ring gas hob, extractor hood, built-in dishwasher, tiled splash backs, window to rear aspect, space for fridge/freezer, door to:



#### Utility Room

6' 4" x 6' 1" (1.93m x 1.85m)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, plumbing for washing machine, tiled splash backs, concealed wall mounted gas boiler serving domestic central heating and hot water systems, door to side aspect.

#### First Floor Landing

Two windows to front aspect, radiator, coving to ceiling, doors to:

#### Master Bedroom

13' 8" max x 12' 8" max (4.17m x 3.86m)

Window to rear aspect, radiator, a range of built-in wardrobes and drawer units, coving to ceiling, door to:

#### Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, luxury walk in shower, chrome heated towel rail, tiled splash backs, window to rear aspect.

#### Bedroom Two

12' 2" x 11' 7" (3.71m x 3.53m)

Window to rear aspect, radiator, coving to ceiling.

#### Bedroom Three

11' 10" narrowing to 8' 8" x 9' 10" (3.61m x 3m)

Window to front aspect, radiator, coving to ceiling.

#### Bedroom Four

7' 8" x 5' 11" widening to 9' 6" (2.34m x 1.8m)

Window to side aspect, radiator.

#### Family Bathroom

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, chrome heated towel rail, window to side aspect, spotlights, airing cupboard housing hot water cylinder, loft access.



#### Outside

Front - Lawn with bushes, enclosed by metal railings, driveway providing off road parking for several vehicles leading to:

Double Garage - Two remote control roller doors, power and light connected. Measures 17' 0" x 16' 9" internally.

Rear - Crazy paved Honister slate patio, lawn with border stocked with plants and shrubs, enclosed by wooden fencing with gated rear pedestrian access.

#### Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band E (£2,419 per annum. Charges for 2021/22).

#### Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party.



#### Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### Mortgages

We are able to offer our clients mortgage advice through our association with Crystal Financial Services. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

