

Chestnut Close Rushden

richard james

www.richardjames.net



Chestnut Close Rushden NN10 9RS

Freehold Price 'Offers in excess of' £550,000

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



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 surveyors 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.

Are you searching for an immaculate five double bedroomed family home with a stunning kitchen, three bathrooms, two reception rooms and a driveway providing off road parking for numerous vehicles? Built in 2015 by respected local builder 'Edward Grace Homes' this property also offers a landscaped southerly facing rear garden, underfloor heating, a log burner and and oversized garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, study, kitchen/dining room, five bedrooms, two ensuite shower rooms, family bathroom, gardens to front and rear, oversized garage and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, under floor heating, under stairs storage cupboard.

Cloakroom

Comprising low flush W.C., vanity sink unit, wooden flooring, under floor heating.

Lounge

15' 5" x 13' 5" (4.7m x 4.09m)

French doors to rear aspect, under floor heating, feature open fireplace with log burner.

Study

9' 5" x 8' 1" (2.87m x 2.46m)

Window to front aspect, under floor heating, wooden flooring.

Kitchen/Dining Room

23' 8" max x 13' 4" (7.21m x 4.06m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl sink unit with cupboard under, a range of eye level and base units providing quartz work surfaces, two built-in 'Neff' ovens, 'Neff' induction hob, extractor hood, built-in dishwasher, built-in fridge/freezer, instant hot water tap, island with breakfast bar, under floor heating, window to side aspect, bi-fold doors to rear aspect, door to:

Utility Room

8' 2" x 6' 0" (2.49m x 1.83m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel inset sink unit with cupboard under, a range of eye level and base units providing quartz work surfaces, plumbing for washing machine, door to side aspect, under floor heating.

First Floor Landing

Window to side aspect, airing cupboard housing hot water cylinder, radiator, loft access, doors to:

Master Bedroom

14' 1" x 11' 2" widening to 17' 7" (4.29m x 3.4m)

Window to front aspect, radiator, air conditioning unit, a range of built-in wardrobes, door to:

Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, tiled splashbacks, double shower cubicle, chrome heated towel rail, window to side aspect.

Family Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath, shower cubicle, tiled splash backs, window to side aspect, radiator.

Bedroom Two

14' 0" x 9' 8" (4.27m x 2.95m)

Window to rear aspect, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, double shower cubicle, chrome heated towel rail, tiled splash backs.

Bedroom Three

13' 7" x 10' 7" (4.14m x 3.23m)

Window to rear aspect, radiator.

Bedroom Four

12' 6" x 8' 3" (3.81m x 2.51m)

Window to front aspect, radiator.

Bedroom Five

10' 4" x 8' 5" (3.15m x 2.57m)

Window to rear aspect, radiator.

Outside

Front - Mostly lawn with a large block paved driveway providing off road parking for numerous vehicles.

Garage - Up and over door, power and light connected, personnel door to hallway. Measures approx. 17' 10" x 13' 9" internally.

Rear - Landscaped to comprise extensive patio area, steps up to

lawn with borders stocked with a variety of bushes & trees, further patio with wooden pergola, enclosed by wooden fencing with gated side pedestrian access. Enjoys a southerly facing aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band F (£3,422 per annum. Charges for 2025/26).

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. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

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

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. 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.

