

Sunningdale Drive Rushden

richard james

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Sunningdale Drive Rushden NN10 0YJ

Freehold Price £280,000

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.

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



Offered with no upward chain is this modern four bedroomed semi-detached property set over three floors which offers versatile accommodation and enjoys three bathrooms, single garage and a driveway. This family home is situated on the popular south side of Rushden and is close to Rushden Primary Academy. Further benefits include an enclosed rear garden which isn't overlooked from the rear, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, bedroom with ensuite shower room, further bedroom/study, utility room, to the first floor a kitchen/breakfast room and lounge/dining room and to the second floor a master bedroom with ensuite, family bathroom and bedroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Two radiators, built-in double cupboard, under stairs storage cupboard, stairs rising to first floor landing, doors to:

Bedroom

10' 0" x 9' 1" (3.05m x 2.77m)

Window to front aspect, built-in double wardrobe, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, radiator.

Bedroom/Study

9' 11" x 9' 0" (3.02m x 2.74m)

French doors to rear aspect, radiator.

Utility Room

6' 6" x 6' 2" (1.98m x 1.88m)

Comprising work surface, eye level units, plumbing for washing machine, space for tumble dryer, tiled splash backs, door to rear aspect, tiled floor, wall mounted gas boiler serving domestic central heating and hot water systems, radiator.

First Floor Landing

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

Kitchen/Breakfast Room

16' 0" x 10' 0" max narrowing to 6' 2" (4.88m x 3.05m) This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, gas hob, extractor hood, built-in fridge and freezer, two windows to rear aspect, tiled floor, tiled splash backs, breakfast bar, radiator.

Lounge/Dining Room

16' 5" max x 16' 1" max (5m x 4.9m)

Window and Juliette balcony to front aspect, two radiators.

Second Floor Landing

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

Master Bedroom

16' 2" x 10' 11" (4.93m x 3.33m)

Two windows to front aspect, radiator, two double built-in wardrobes, door to:

Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, double shower cubicle, tiled splash backs, radiator.

Bedroom

9' 0" x 8' 8" (2.74m x 2.64m)

Window to rear aspect, radiator, built-in double wardrobe.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, radiator, window to rear aspect.

Outside

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

Garage - Up and over door.

Rear - Patio area, mostly lawn, enclosed by wooden fencing with gated side pedestrian access. Not overlooked at the rear.

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 D (£2,369 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.

