

Clover Drive   Rushden

richard james

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Total area: approx. 140.3 sq. metres (1509.6 sq. feet)



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 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.

Clover Drive Rushden NN10 0UE  
Freehold Price 'Offers in excess of' £390,000

- 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





Situated just off the popular Greenacre Drive and with an impressive four reception rooms is this modern four bedroomed detached house with a double garage and off road parking for four vehicles which also enjoys a uPVC conservatory. Further benefits include built-in wardrobes to three of the four bedrooms, a refitted ensuite shower room, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, study, family room, lounge, kitchen, dining room, conservatory, four bedrooms with ensuite to the master, family bathroom, gardens to front and rear, double garage and driveway.

Enter via front door with side screen to:

**Entrance Hall**

Radiator, coving to ceiling, stairs rising to first floor landing, doors to:

**Cloakroom**

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

**Family Room**

8' 4" x 8' 1" (2.54m x 2.46m)

Window to side aspect, radiator, under stairs storage cupboard, coving to ceiling.

**Study**

8' 1" x 8' 2" (2.46m x 2.49m)

Window to side aspect, radiator, coving to ceiling, loft access, personal door to garage.

**Lounge**

15' 8" max into bay x 12' 11" max (4.78m x 3.94m)

Feature electric fireplace, coving to ceiling, radiator, window to rear aspect, French doors to:

**Conservatory**

14' 6" x 13' 0" max (4.42m x 3.96m)

Of brick/uPVC construction, French doors to rear aspect, tiled floor, power connected.

**Kitchen/Breakfast Room**

14' 5" x 10' 9" max. (4.39m x 3.28m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, plumbing for washing machine, space for under counter fridge, plumbing for dishwasher, radiator, tiled splash backs, window and door to rear aspect, concealed wall mounted gas boiler serving domestic central heating and hot water

systems.

**Dining Room**

11' 11" x 8' 10" (3.63m x 2.69m)

Window to front aspect, radiator, coving to ceiling.

**First Floor Landing**

Loft access, radiator, airing cupboard housing hot water cylinder, doors to;

**Master Bedroom**

10' 6" x 12' 4" widening to 15' 7" max (3.2m x 3.76m)

Two windows to front aspect, two radiators, a range of built-in wardrobes, coving to ceiling, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, chrome heated towel rail, window to front aspect, extractor.

**Bedroom Two**

13' 7" x 8' 10" (4.14m x 2.69m) (This measurement includes area occupied by wardrobes)

Window to rear aspect, radiator, a range of built-in wardrobes.

**Bedroom Three**

10' 8" up to wardrobes x 8' 4" (3.25m x 2.54m)

Window to rear aspect, radiator, a range of built-in wardrobes.

**Bedroom Four**

9' 10" x 6' 8" (3m x 2.03m)

Window to front aspect, radiator, coving to ceiling.

**Family Bathroom**

Comprising low flush W.C., vanity sink unit, panelled bath with electric shower over, tiled splash backs, window to side aspect, extractor.

**Outside**

Front - Off road parking for four vehicles, leading to:

Double Garage - Two up and over doors, power and light connected. Measures approx. 16' 7" x 16' 9" internally.

Rear - Patio area, lawn with borders stocked with plants, shrubs and bushes, raised pond with rockery, wooden shed, outside tap, enclosed by wooden fencing with gated rear pedestrian access.

**Energy Performance Rating**

This property has an energy rating of TBC. 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.**

