



Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN this extended and stylish, detached property situated in the desirable area of Rushmere near to Abington Park, schools and town centre with easy access to the A45.

Accommodation includes entrance hall, spacious living room, study, utility, cloakroom, conservatory and 25ft kitchen dining room with some fitted appliances. To the first floor are four bedrooms with ensuite to the master and a family bathroom. Outside are front and rear gardens with driveway and oversized garage. (B/150m2/M)



- DETACHED
- EXTENDED
- NO UPPER CHAIN
- 24Ft KITCHEN DINER
- CONSERVATORY
- STUDY AREA
- UTILITY & CLOAKROOM
- FOUR BEDROOMS
- EN-SUITE
- OVER SIZED GARAGE
- DRIVEWAY FOR TWO CARS
- CLOSE TO NORTHAMPTON BOYS SCHOOL
- NEAR TO SHOPS, ABINGTON PARK AND A45
- COUNCIL TAX BAND D

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For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Oak flooring, 3x cupboards, stairs to the first floor, radiator and doors leading to:

Living Room

6.8m x 4.2m max (22'3 x 13'8)

Carpet, feature fireplace with wood burner, double glazed window to the front, TV and telephone points, 3x radiators, glass panelled double doors to the dining area.

Inner Hall

Oak flooring, opening to study area, door to kitchen and door to the utility.

Study

1.9m x 1.6m (6'2 x 5'2)

Oak flooring, radiator and telephone point.

Utility

2m x 1.5m (6'6 x 4'9)

Tiled flooring, base and wall units with roll top work surface and ceramic sink and drainer. Space for washing machine and freezer. Radiator, door to garage and cloakroom.

Cloakroom

1.7m x 1m (5'6 x 3'3)

Tiled flooring, WC, wall mounted hand basin, radiator, extractor and cupboard.

Kitchen Diner

7.7m x 3.6m max (25'2 x 11'8)

Kitchen Area

Tiled flooring, base and wall units with a granite worktop, breakfast bar and one and a half composite sink and drainer. Fitted dishwasher, fridge, electric oven, induction hob and extractor. Radiator and double glazed window to the rear. Door to the conservatory

Dining Area

Tiled flooring, radiator, double glazed French doors to the rear and two velux windows.

Conservatory

3.2m x 2.6m (10'5 x 8'5)

Brick base, double glazed windows and double doors to the rear, roof blinds and radiator.

First Floor Landing

Carpet, loft access (ladder, light, power, part boarded, boiler), double glazed window to the side, cupboard and doors to:

Bathroom

3m x 2m (9'8 x 6'6)

Tiled flooring, bath, low level WC, wall mounted wash basin, shower cubicle, radiator and tiling to water sensitive areas. Double glazed window to the side.

Bedroom 1

4.1m x 3.7m (13'5 x 12'1)

Carpet, 2x radiators, 2x fitted wardrobes, 'Juliette' balcony with double glazed French doors to the rear. Door to the En-suite.

En-Suite

2.3m x 1.1m (7'5 x 3'6)

WC, wall mounted wash basin, shower cubicle, tiling to water sensitive areas, tiled flooring, extractor and double glazed window to the side.

Bedroom 2

4.2m x 3.6m (13'8 x 11'8)

Carpet, radiator, and uPVC double glazed window to the front.

Bedroom 3

3.6m x 3m (11'8 x 9'8)

Carpet, radiator and double glazed window to the rear.

Bedroom 4

2.4m x 2.3m (7'9 x 7'5)

Carpet, radiator, telephone point and double glazed window to the front.

Rear Garden

Fence enclosed, mainly laid to lawn with seating area, patio, shrubs and borders, wood store, tap, light and shed.

Front Garden

Landscaped low maintenance front garden with block paved driveway for two cars leading to an oversized garage and side pedestrian access.

Garage

5.5m x 3.6m (18'1 x 11'10)

Oversized garage with up and over garage door, additional pedestrian door, light, power, skylight and door to the utility room.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 E
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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