



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.

Chatsworth Drive Wellingborough NN8 5FD

Freehold Price £380,000

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 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.

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Situated off Gleneagles Drive is this four bedroom detached house that benefits from uPVC double glazing, gas radiator central heating, a burglar alarm system, built in kitchen appliances, a refitted cloakroom and bathroom and the addition of a brick and uPVC conservatory. The property offers a 19ft lounge, 18ft kitchen/breakfast room, ensuite shower room to master bedroom, built in wardrobes to three bedrooms and is immaculately presented. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, conservatory, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, tiled effect floor, coving to ceiling, dado rail, stairs to first floor landing with storage cupboard under, doors to.

Cloakroom

White suite comprising low flush W.C, pedestal hand wash basin, tiled splash areas, radiator, tiled effect floor, obscure glazed window to front aspect.

Lounge

19' 2" into bay x 12' 2" (5.84m x 3.71m)

Box bay window to front aspect, two radiators, open fireplace with white fire surround with marble effect hearth and fascia, T.V point, wall light points, coving to ceiling, wood effect floor, part obscure glazed double doors to.

Dining Room

11' 10" x 10' 1" (3.61m x 3.07m)

Patio doors to rear garden, radiator, coving to ceiling, wood effect floor.

Kitchen/Breakfast Room

18' 5" x 13' 2" narrowing to 13' 2" (5.61m x 4.01m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, inset ceiling lights, wood effect floor, radiator, window to rear aspect, patio door to conservatory, door to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, tiled splash areas, wall cupboard, plumbing for washing machine, space for further appliance, gas fired boiler serving central heating and domestic hot water, radiator, access to loft space, door to garage, part obscure glazed door to side.

Conservatory

9' 4" x 9' 4" (2.84m x 2.84m)

Of brick and uPVC construction with insulated roof, power and light connected, wood effect floor, glazed with French doors to rear garden

First Floor Landing

Window to side aspect, coving to ceiling, access to loft space, airing cupboard housing hot water cylinder and immersion heater, doors to.

Bedroom One

12' 6" into bay x 9' 9" up to wardrobe (3.81m x 2.97m)

Box bay window to front aspect, radiator, built in wardrobes, coving to ceiling, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C, tiled splash areas, white towel radiator, vanity light with shavers point, electric extractor vent, obscure glazed window to side aspect.

Bedroom Two

11' 1" up to wardrobe x 9' 2" (3.38m x 2.79m)

Window to rear aspect, radiator, built in wardrobe, coving to ceiling.

Bedroom Three

10' 2" x 7' 2" widening to 10' 6" (3.1m x 2.18m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

11' 5" narrowing to 6' 5" x 7' 6" (3.48m x 2.29m)

Window to front aspect, radiator, built in overstairs cupboard/wardrobe, coving to ceiling.

Bathroom

Refitted white suite comprising panelled bath with shower fitted over, low flush W.C, wash basin with vanity cupboards under, tiled splash areas, chrome effect towel rail, electric extractor vent, tiled effect floor, obscure glazed window to side aspect.

Outside

Rear - Block paved patio, lawn, well stocked beds of plants, shrubs, plants, trees and flowers, wooden shed with power and light, tap, lights, power point, wooden fence, gated access to front.

Front - Lawn, shrubs and plants, open canopy porch, courtesy light, double width driveway to.

Garage

Metal up and over door, power and light connected, eaves space, door to main house.

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 (£2,618 per annum. Charges for 2024/2025).

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.

