



Chippenham Close Wellingborough NN8 2PX
Freehold Price £500,000

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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.

Situated in the sought after location of Chippenham Close is this four bedroom exclusive property built by David Wilson Homes. This property is offered in excellent condition and benefits from a 21ft x 14ft kitchen/breakfast/family room with a range of built in appliances, dressing room and ensuite bathroom to master bedroom, an ensuite shower room to bedroom two, three reception rooms, cloakroom, utility room and a rear garden 62ft x 58ft. Viewing is highly recommended to appreciate the size of the accommodation which is over 1700 sq. ft. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, kitchen/breakfast/family room, utility room, dining room, four bedrooms, ensuite dressing room and ensuite bathroom to master bedroom, ensuite shower room to bedroom two, bathroom, gardens to front and rear and a double garage.

Enter via entrance door.

Entrance Hall

Amtico wood effect floor, stairs to first floor landing, radiator, window to front aspect, understairs cupboard, doors to.

Cloakroom

Comprising low flush W.C, wash hand basin, obscure glazed window to front aspect, radiator, Amtico wood effect floors.

Study

9' 3" plus door recess x 7' 1" max (2.82m x 2.16m)
Window to front aspect, radiator, built in desk with drawers and cupboard, Amtico wood effect floors.

Lounge

16' 10" x 12' 0" (5.13m x 3.66m)
uPVC double doors to rear garden, two radiators, T.V point.

Kitchen/Breakfast/Family Room

21' 5" max x 14' 4" plus door recess (6.53m x 4.37m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer stainless steel sink unit with cupboard and drawer under, range of base and eye level units providing work surfaces, built in double oven and six ring gas hob with extractor fan over, integrated dishwasher and fridge/freezer, window to rear aspect, tiled floor, down lights to ceiling, electric heater.

Breakfast Area - uPVC doors to rear garden, tiled floor, door to.

Utility Room

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, integrated washing machine, space for tumble dryer, cupboard housing gas fired boiler serving central heating and domestic hot water, door to side aspect, tiled floor, radiator, extractor fan.

Dining Room

11' 7" max x 9' 7" into bay plus door recess (3.53m x 2.92m)
Bay window to front aspect, radiator, door to entrance hall.

First Floor Landing

Airing cupboard housing hot water cylinder, radiator, access to loft space, door to.

Bedroom One

16' 11" narrowing to 13' 9" x 11' 11" max (5.16m x 3.63m)
Window to front and side aspect, radiator, door to.

Dressing Room

Wall to wall mirror fronted wardrobes with clothing rail and shelving, obscure glazed window to front aspect, radiator, door to.

Ensuite Bathroom

Comprising double tiled shower cubicle, panelled bath, low flush W.C, wash basin, obscure glazed window to rear aspect, towel rail, tiled floor, extractor fan.

Bedroom Two

10' 5" up to door pluss recess x 10' 6" max (3.18m x 3.2m)
Two windows to rear aspect, radiator, built in wardrobe with clothing rail and shelving, T.V point, door to.

Ensuite Shower Room

Comprising tiled shower cubicle, low flush W.C, wash basin, obscure glazed window to side aspect, towel rail, extractor fan.

Bedroom Three

11' 10" max x 10' 9" max (3.61m x 3.28m)
Window to front aspect, radiator.

Bedroom Four

11' 1" x 9' 6" (3.38m x 2.9m)
Window to front aspect, radiator, T.V point.

Bathroom

Four piece suite comprising tiled shower cubicle, panelled bath, low flush W.C, wash basin, obscure glazed window to rear aspect, extractor fan, towel rail.

Outside

Front - Laid to lawn, hedging, driveway providing off road parking for four vehicles, leading to.

Double Garage - Twin up and over doors, power and light

Rear - 62ft in length x 57ft in width, mainly laid to lawn, trees, water tap, electric socket, pedestrian access to front.

N.B. We understand that a service charge of £87.59 is payable from 1 February 24 – 31 January 25. This should be confirmed by the purchaser’s legal representative.

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 (£3,094 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.

