



Total area: approx. 121.4 sq. metres (1306.9 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.

Ebbw Vale Road Irthlingborough NN9 5YB

Freehold Price £385,000

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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Originally constructed by Persimmon Homes to their 'Oxford' design is this modern four bedrooed detached former show home having undergone many improvements by the current sellers and now features a refitted kitchen with many integrated appliances, refitted en suite shower room, refitted bathroom, uPVC double glazing, radiator central heating served by an air source heat pump and offers built in wardrobes to the master bedroom, solar panels (leased), air-conditioning, two reception rooms, a 25ft kitchen/dining room, a brick/uPVC conservatory addition, off road parking for up to four cars and low maintenance gardens. Please note the garage has been partitioned and is currently used as a gym, this could easily be reversed. The accommodation briefly comprises entrance hall, cloakroom, lounge, study, conservatory, kitchen/dining room, utility room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, detached double garage and a driveway.

Enter via part glazed front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, coving to ceiling, doors to:

Cloakroom

Comprising low flush W.C., vanity sink with cupboard under, extractor, radiator.

Study

12' 7" into bay x 8' 2" (3.84m x 2.49m)

Bay window to front aspect, radiator, telephone point, spotlights and coving to ceiling.

Lounge

15' 8" x 10' 7" (4.78m x 3.23m)

Bay window to front aspect, coving to ceiling, wall mounted air conditioning unit (heat and cooling), two radiators, sliding door to:

Conservatory

9' 3" x 8' 4" (2.82m x 2.54m)

Of brick and uPVC construction, French door to side aspect, laminate flooring, remote controlled blinds, light and power connected.

Kitchen/Dining Room

25' 5" x 10' 0" (7.75m x 3.05m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise one and a half bowl composite sink unit, a range of base and eye level units providing work surfaces, tiled splash backs, built-in double oven, microwave, coffee machine (by separate negotiation), pullout larder, magic corner, pan drawers, fridge and freezer, spice rack, wine rack, integrated drinks fridge, radiator, two windows to rear aspect, vinyl flooring, arch through to:



Utility Room

5' 9" x 4' 10" (1.75m x 1.47m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, work surface, plumbing for washing machine, space for tumble dryer, spotlights to ceiling, wall mounted gas boiler serving domestic hot water only, door to side aspect.

First Floor Landing

Loft access, airing cupboard housing water cylinder and shelving, doors to:

Bedroom One

16' 11" max. x 10' 0" (5.16m x 3.05m)

Two windows to front aspect, radiator, two double built in wardrobes, further built in cupboard, wall mounted air conditioning unit (heat and cooling), door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink with cupboard under, extractor, double shower cubicle, radiator, spotlights to ceiling, fitted shelving with spotlights, window to front aspect.

Bedroom Two

12' 0" x 8' 11" (3.66m x 2.72m)

Window to rear aspect, radiator.

Bedroom Three

11' 0" max. x 8' 1" (3.35m x 2.46m)

Window to rear aspect, radiator.

Bedroom Four

8' 10" x 8' 2" (2.69m x 2.49m)

Window to rear aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled spa bath, shaver point, tiled splash backs, spotlights to ceiling, window to side aspect, extractor fan, heated chrome towel rail.



Outside

Front - Ornamental railings with gravel border, main lawn, block paved driveway providing off road parking for four cars, leading to:

Double Garage - 17' 1" x 15' 10" - Up and over doors, window and door to side aspect. The garage was originally used as a show home and was fitted as the sales office. It is therefore lined and has additional power points and lighting, loft access. (Please note garage is currently partitioned and used as a gym).

Rear - Mainly paved to side and rear, gated pedestrian side access, wooden deck, artificial lawn, outside tap, courtesty door to garage, floor mounted air soure heat pump, enclosed by wooden panelled fencing and enjoys a southerly aspect.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,838 per annum. Charges for 2024/2024).

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.

