

Diamond Drive Irthlingborough

richard james

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Total area: approx. 150.9 sq. metres (1624.0 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.

Diamond Drive Irthlingborough NN9 5PT
Freehold Price 'Offers In Excess Of' £400,000

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 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain and situated on the popular 'Pinetree's" estate is this extended and deceptively spacious four bedroomed detached property located on a corner plot offering over 1600 square feet of accommodation. The property has undergone many improvements over the years with features to now include a 26ft lounge/dining room, a separate 26ft kitchen/breakfast room, solar panels (owned), refitted kitchen, refitted sanitary ware and landscaped garden. Further benefits include gas radiator central heating, a mixture of uPVC and wooden sealed unit double glazing and offers three generous sized double bedrooms and off road parking for one car. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, utility room, cloakroom, first floor landing, four bedrooms with en suite bathroom to master, family bathroom, front and rear gardens, single garage and a driveway.

Enter via front door with side screen to:

Entrance Hall

Stairs rising to first floor landing, radiator, door to:

Kitchen/Breakfast Room

26' 1" x 13' 6" max (7.95m x 4.11m)

Kitchen Area - Fitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, range cooker space, extractor hood, tiled floor, space for dishwasher, fridge/freezer space, spotlights to ceiling, magic corner, pull out larder, window to rear aspect, breakfast bar, pan drawers, under floor heating.

Dining Area - Window to front aspect, radiator, tiled floor, underfloor heating, door to:

Utility Room

Fitted to comprise single drainer sink unit with cupboard under, work surface, plumbing for washing machine, window to rear aspect, tiled floor, under floor heating, door to side aspect, under stairs storage cupboard.

Cloakroom

Comprising low flush W.C., tiled floor, under floor heating.

Lounge/Dining Room

25' 8" x 13' 11" (7.82m x 4.24m)

Solid fuel fireplace with brick surround and raised hearth, window to front aspect, dado rail, coving to ceiling, two radiators, sliding patio door to rear aspect, engineered wooden flooring.

First Floor Landing

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

Bedroom One

13' 1" x 11' 9" max (3.99m x 3.58m)

Window to rear aspect, radiator, to:

Dressing Room

With fitted hanging space and shelving, door to:

Ensuite Bathroom

Refitted to comprise low flush W.C, vanity sink with cupboard under, bath with shower over, tiled splash backs, chrome heated towel rail, window to rear aspect, vinyl flooring, spotlights to ceiling.

Bedroom Two

13' 6" x 13' 1" (4.11m x 3.99m)

Window to front aspect, radiator.

Bedroom Three

13' 3" x 9' 11" (4.04m x 3.02m)

Window to front aspect, radiator.

Bedroom Four

9' 7" max x 6' 9" (2.92m x 2.06m)

Window to front aspect, radiator, built in storage cupboard.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, bath with shower over, tiled splash backs, chrome heated towel rail, window to rear and side aspects.

Outside

Front - Mainly block paved with border stocked with bushes, conifer screen, enclosed by low brick walling.

Rear - Mainly laid with slate chippings, two paved patios, two artificial lawned areas, borders stocked with various bushes and shrubs, outside water tap, wooden pergola with wooden deck, soft fruit bushes, outside power, courtesy door to garage, gated side pedestrian access, enclosed by wooden panelled fencing and brick walling.

Single Garage - Measures approximately 17' 1" x 8' 11". Electric up and over door, driveway providing off road parking for one car.

Material Information The tenure of this property is freehold.

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 C (£2,164 per annum. Charges for enter year).

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.

