



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.

Farndish Close Rushden NN10 9AD
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 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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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
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74 High Street Rushden
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Are you searching for a modern four bed roomed detached house with off road parking for three vehicles that also has that all important open plan kitchen/dining room? This might just be the right one for you! Situated in a cul-de-sac this family home also features a southerly facing rear garden, the addition of a sun room, a refitted ensuite, built-in wardrobes to bedrooms one and two, single garage, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, sun room, kitchen/dining/family room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, tiled floor, built-in cupboard, radiator, doors to:

Cloakroom

Comprising low flush W.C., vanity sink unit, tiled splash backs, radiator, window to side aspect, tiled floor.

Lounge

20' 3" x 11' 0" (6.17m x 3.35m)

Window to front aspect, two radiators, feature gas fireplace, coving to ceiling, bi-fold doors to:

Sun Room

9' 11" x 9' 9" (3.02m x 2.97m)

Of brick/uPVC construction, radiator, power and light connected, French doors to side aspect.

Kitchen/Dining/Family Room

20' 3" max x 18' 0" max (6.17m x 5.49m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, space for tumble dryer, three radiators, under stairs storage cupboard, box bay window to rear aspect with French doors, window to front aspect.

First Floor Landing

Airing cupboard housing hot water cylinder and wall mounted gas boiler serving domestic central heating and hot water systems, radiator, loft access, doors to:

Master Bedroom

11' 9" x 11' 5" (3.58m x 3.48m)

Windows to front and side aspects, radiator, dado rail, built-in double wardrobe, door to:



Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, heated towel rail, window to side aspect, spotlights, extractor.

Bedroom Two

11' 10" x 9' 0" (3.61m x 2.74m)

Window to front aspect, built-in double wardrobe, radiator.

Bedroom Three

10' 10" max x 8' 1" max (3.3m x 2.46m)

Two windows to rear aspect, radiator.

Bedroom Four

9' 2" max x 8' 10" widening to 12' 6" max (2.79m x 2.69m)

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

Family Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, bath with shower attachment, shower cubicle, tiled splash backs, tiled floor, window to rear aspect, heated towel rail, spotlights, extractor.

Outside

Front - Mostly lawn (which offers potential for additional parking spaces if required), driveway providing off road parking for three cars, leading to:

Garage - Up and over door, power and light connected.

Rear - Patio area, mostly lawn with borders stocked with a variety of bushes and shrubs, willow tree, wooden shed, enclosed by wooden fencing with gated side pedestrian access. Enjoys a southerly facing aspect.

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 (£3,046 per annum. Charges for 2026/27).



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.

