



**2 Teasel Close, Rushden  
Northamptonshire NN10 0GH  
O.I.R.O £425,000 Freehold**

We are delighted to offer for sale this stunning and spacious, extended, modern, detached David Wilson constructed family home, situated in a sought after residential area on the south side of Rushden, with public green spaces and pocket parks right on your doorstep. This property has plenty to offer: a master bedroom with fitted wardrobes and an enlarged and re-fitted en-suite shower room/WC, three further bedrooms, family bathroom/WC, landing, hall, a good size lounge, a large, open plan, re-fitted kitchen/dining room with separate re-fitted utility room off, family room (garage conversion), re-fitted ground floor cloakroom and a conservatory addition, with proper roof. Externally, you will find a landscaped enclosed rear garden and driveway parking for at least two vehicles. To avoid disappointment and to arrange to view, contact our office today.

- Stunning Detached Family Home
- Four Bedrooms
- Family Room and Conservatory (with proper roof)
- Energy Efficiency Rating - C75
- Sought After Residential Area
- Lounge With Bay Window
- Private Rear Garden
- Cul - De - Sac Location
- Superb Kitchen / Dining Room
- Off Road Parking



### Location

Teasel Close can be found off Meadow Sweet Road, opposite the turning into Yarrow Close. The property itself can be found at the start of the cul-de-sac, on the left hand side. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

E

### Energy Rating

Energy Efficiency Rating - C75

Certificate number - 5020-0024-0753-5090-2283

### Accommodation

#### Ground Floor

##### Hall

Useful storage cupboard.

##### Ground Floor Cloakroom / WC

##### Family Room 16'2" x 8'4" (4.93 x 2.55)

Maximum measurement. Useful cupboard.

##### Lounge 15'7" x 10'5" (4.74 x 3.17)

Maximum measurement, plus bay window.

##### Kitchen 9'9" x 10'7" (2.96 x 3.22)

Open plan to dining room.

##### Dining Room 12'2" x 8'4" (3.70 x 2.54)

Maximum measurement. Open plan to kitchen.

##### Utility Room 9'9" x 5'1" (2.96 x 1.55)

Plus under stairs storage area.

Modern gas fired Ideal boiler.

Integrated dishwasher.

##### Conservatory 10'8" x 9'11" (3.25 x 3.03)

Of brick and PVC double glazed construction. Proper roof.

#### First Floor

##### Landing

Access to loft space.

##### Bedroom 1 12'3" x 10'5" (3.74 x 3.17)

Minimum measurement, plus door recess, plus built in wardrobes.

##### En-suite Shower Room / WC

##### Bedroom 2 9'2" x 12'3" (2.80 x 3.74)

##### Bedroom 3 9'4" x 10'2" (2.85 x 3.10)

Maximum measurement.

##### Bedroom 4 6'6" x 7'5" (1.98 x 2.25)

#### Bathroom / WC

#### Outside

##### Front

Off road parking for at least two vehicles.

Side gate into rear garden.

##### Rear Garden

Landscaped and fully enclosed.

#### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

#### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

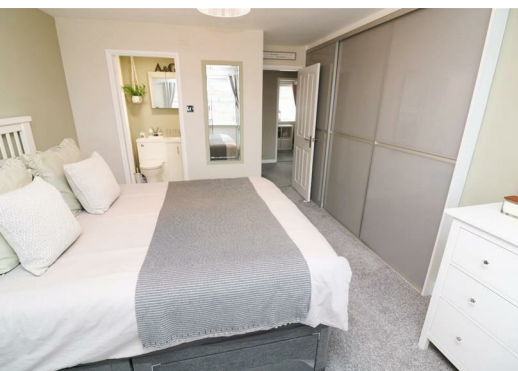
#### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

#### Money Laundering Regulations 2017

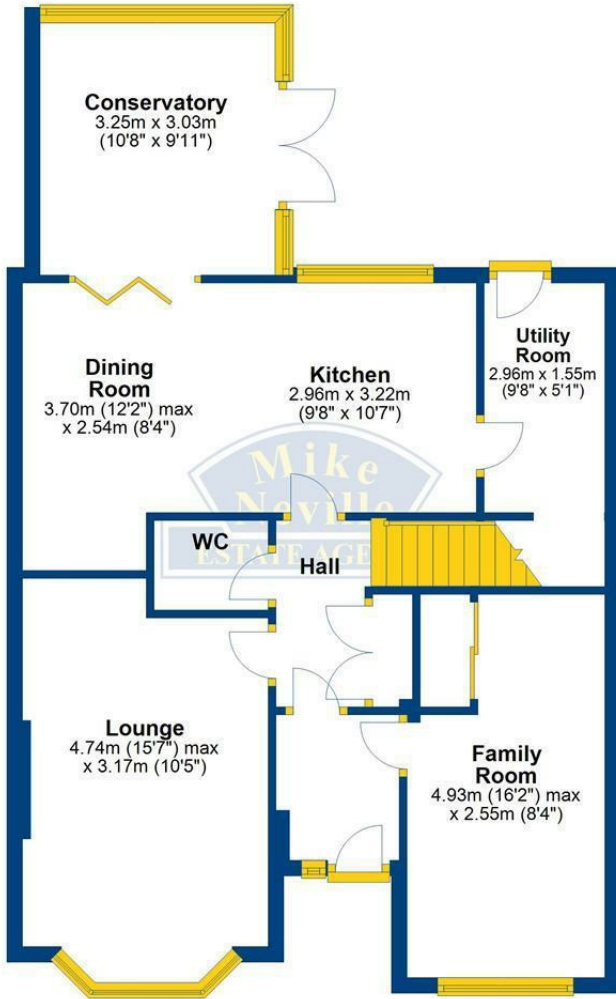
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





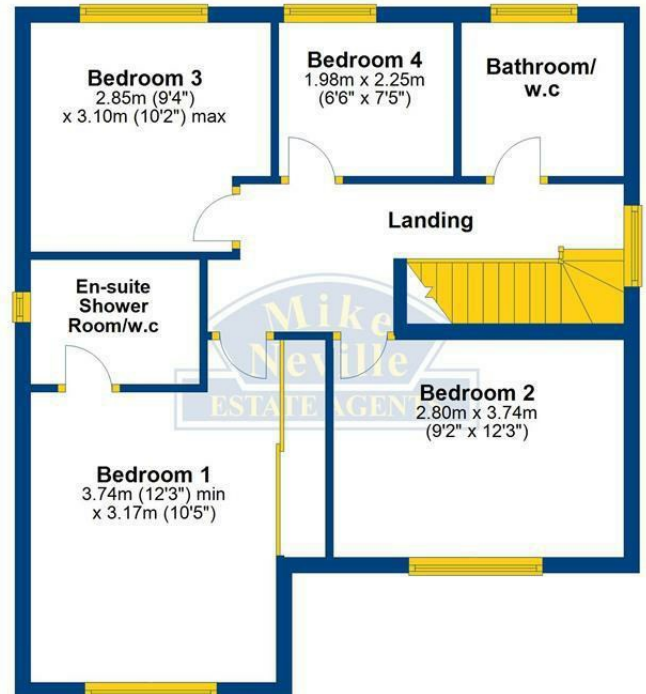
## Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



## First Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 131.0 sq. metres (1410.4 sq. feet)