

9 Teasel Close, Rushden, Northamptonshire, NN10 0GH



Price £450,000 Freehold

ABSOLUTELY STUNNING! Mike Neville Estate Agents are delighted to offer for sale this spacious, fully modernised, modern, yet now established, executive detached David Wilson constructed family home, situated in a sought after cul-de-sac on the south side of Rushden, with public green spaces and pocket parks right on your doorstep. Without question, this show home property must be viewed immediately to not only be fully appreciated but also to avoid disappointment. Comprising: a master bedroom with fitted wardrobes and an a re-fitted en-suite shower room/WC, three further double bedrooms, all with fitted wardrobes, re-fitted family bathroom/WC, spacious landing, entrance hall, lounge with bay, a large, open plan, re-fitted kitchen/dining room with separate re-fitted utility room off, re-fitted ground floor cloakroom/WC and a replacement Worcester boiler. Externally, you will find a good size, enclosed, landscaped rear garden, garage and driveway parking for two vehicles. This lovely family home has not only been well modernised throughout but also well cared for by the current owners, to a point where we truly believe that one of the first to view will buy!



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 - D62

Certificate number - 0960-2856-7760-9221-5981

Accommodation

Ground Floor

Entrance Hall

Storage cupboard.

Ground Floor Cloakroom / WC

Lounge

13'0" x 12'10" (3.97m x 3.90m)

Minimum measurement, plus recess, plus bay window.

Dining Room

10'8" x 8'2" (3.25m x 2.48m)

Minimum measurement, plus recess with bar area. Opening through to the kitchen.

Kitchen

10'8" x 10'6" (3.25m x 3.20m)

Opening through to the dining room. Electric double oven.

Utility Room

5'1" x 9'0" (1.54m x 2.74m)

Modern Worcester gas fired boiler. Plumbing for dishwasher.

First Floor

Landing

Loft ladder access to loft space. Airing cupboard with radiator.

Bedroom 1

13'3" x 12'6" (4.05m x 3.82m)

Maximum measurement, including built in wardrobes.

En-Suite Shower Room / WC

Bedroom 2

9'8" x 11'10" (2.95m x 3.61m)

Minimum measurement, plus recess, plus built in wardrobes.

Bedroom 3

10'3" x 9'0" (3.13m x 2.75m)

Minimum measurement, plus recess, plus built in wardrobes.

Bedroom 4

10'8" x 9'1" (3.24m x 2.77m)

Minimum measurement, plus built in wardrobes.

Bathroom / WC

Outside

Front

Area of front garden. Side gate to rear.

Driveway

For two vehicle off-road parking.

Garage

16'7" x 9'0" (5.05m x 2.74m)

Electric roller door to front. Power and light connected. Plumbing for washing machine. Door to utility room.

Rear

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

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).

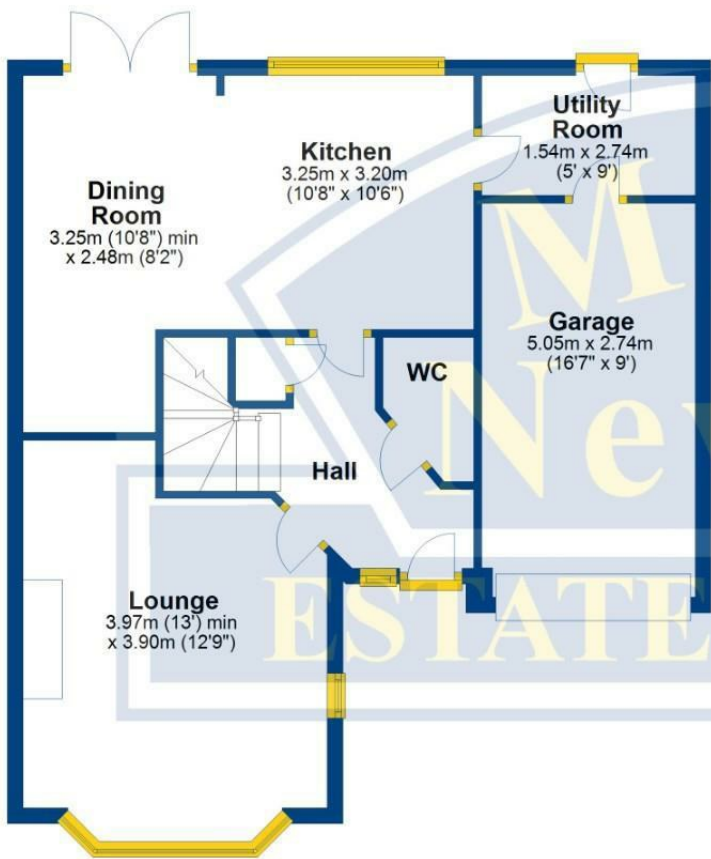
Rear Garden

Of a good size, landscaped and fully enclosed.



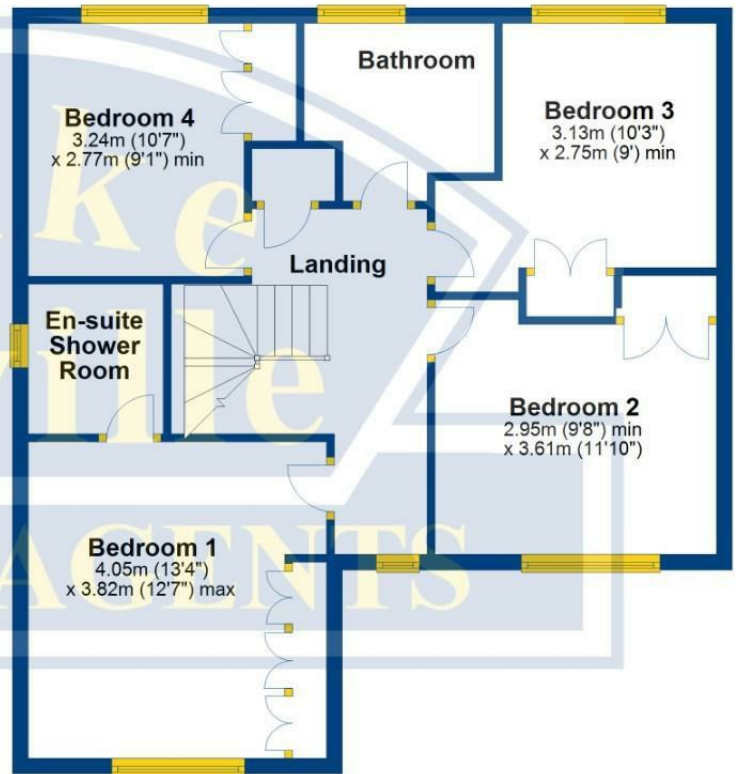
Ground Floor

Main area: approx. 53.1 sq. metres (572.0 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.8 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



Main area: Approx. 123.1 sq. metres (1324.8 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.8 sq. feet)





