

SERVICES
Main drainage, gas, water and electricity are connected. Central heating is from an Ideal gas fired boiler also providing domestic hot water through a Megaflo mains pressure unvented cylinder.

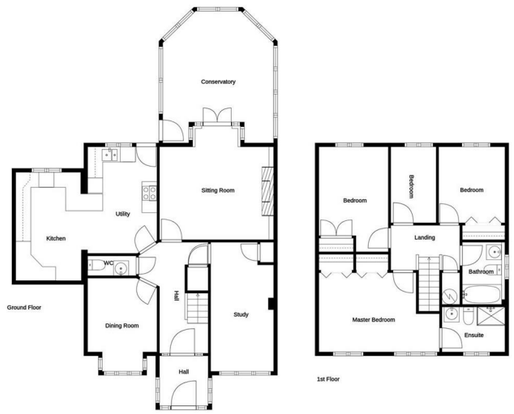
COUNCIL TAX
North Northamptonshire Council - Band E

LOCAL AMENITIES
Rushden is the largest town in East Northamptonshire with a population of approximately 25,000 people and has been associated with the boot and shoe industry for man years. The town is located approximately 15 miles north east of Northampton, 12 miles north of Bedford and approximately 17 miles west of Huntingdon. The A45 bypasses the town to the north west and the A6 bypasses the town to the east. The High Street in Rushden holds a variety of shops and businesses and nearby is Rushden Lakes shopping and leisure complex.

HOW TO GET THERE
From Rushden town centre proceed in a southerly direction along High Street South and continue past Hall Park and then take the second turning on the right into Greenacre Drive. Continue up the hill and take the first left into Clover Drive then follow the road as it bears right heading in a southerly direction. Upon reaching the pocket park the property stands immediately on the left hand side.

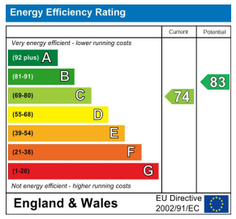
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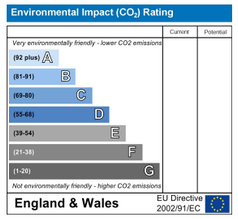
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49 Clover Drive, Rushden, Northamptonshire, NN10 0UE



£395,000 Freehold

This attractive modern four bedroomed detached family house has been extended to include an 18 foot 6 long kitchen/breakfast room along with a conservatory at the rear together with three reception rooms and a master bedroom with shower room ensuite. The property stands in private gardens which faces in a south easterly direction at the rear which at the front offer ample off road parking space located directly opposite a pocket park. The interior does offer scope for upgrading particularly to the bathrooms and internal decoration and is offered with the benefit of no upward chain.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
6'8 x 5'3
Standing beneath a pitched poly carbonate roof the hall has a range of double glazed windows and an internal screen and door leading to:-

RECEPTION HALL
15'1 x 6'2
With a corniced ceiling and containing the stairs rising to the first floor there are moulded panel doors which give access to:-

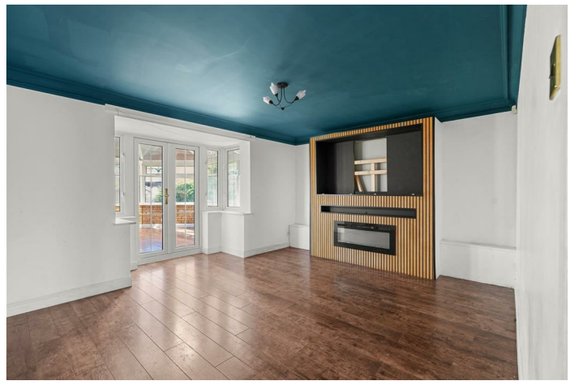
CLOAKROOM
5'7 x 2'9
With a suite of bracket wash basin and WC.

STUDY
10'0 x 8'10
With laminate flooring and five casement bay window to the front elevation.

DINING ROOM
16'6 x 8'2
With a three casement window to the front elevation there is a built in cupboard with shelving.



LOUNGE
15'0 x 11'9 minimum
With a coved ceiling and aqua panel cladding over the integral fireplace providing a recess housing for TV, there are recessed french doors leading directly to:-



CONSERVATORY
17'2 x 14'7
Constructed on a brick base with a laminate flooring and PVCU windows beneath a pitched poly carbonate roof, there is a glazed door leading to the rear terrace and garden.



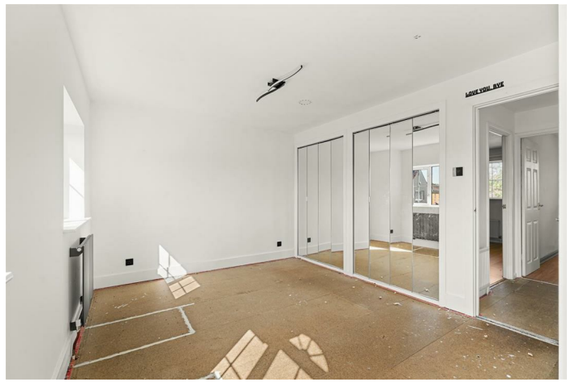
KITCHEN/BREAKFAST ROOM
18'6 x 14'0 maximum
A two part room, one part with a vaulted ceiling with Velux roof lights, the kitchen is fitted with high gloss style floor and wall cabinets with composite stone work surfaces incorporating Asterite sink unit, mid level AEG oven, integrated dishwasher and Baumatic induction hob beneath a stainless steel cooker hood. There are further units with deep pan drawers, breakfast bar, Hoover automatic washing machine and a large corner larder cupboard. A door opens to the rear garden.



FIRST FLOOR

LANDING
9'5 x 6'0
Housing the airing cupboard with Megaflo hot water cylinder with slated shelving, roof void access hatch with retractable ladder. Doors lead to:-

BEDROOM ONE
12'5 x 10'3
With a range of built in wardrobes to one wall which have mirror fronted folding doors, this room has casement windows overlooking the front garden and pocket park beyond. A door leads to:-



SHOWER ROOM ENSUITE
8'6 x 5'7
With ceramic tiled shower cubicle, pedestal wash basin and WC. There is a two casement window to the front elevation.



BEDROOM TWO
13'9 x 8'10 maximum
With built in wardrobe with shelving and hanging space and two casement window to the rear elevation.



BEDROOM THREE
10'4 x 8'7
With a built in wardrobe, folding doors and two casement window to the rear elevation.

BEDROOM FOUR
9'11 x 6'6
With two casement window to the rear elevation.

FAMILY BATHROOM
7'11 x 6'1
With a white suite of Whirlpool bath with corner mixer tap, WC and pedestal wash basin. There is a two casement window to the side elevation.

OUTSIDE
The house stands back from Clover Drive approached through double leaf wrought iron gates standing on brick pillars and screened from the road by an established hedge. The driveway is laid to gravel providing parking and turning space for up to three vehicles. A side pedestrian access leads to the rear garden.

REAR GARDEN
Approached by an Indian stone paved terrace and a gateway gives access to the south east facing lawn bounded by well stocked flower boarders and close boarded fencing. There is a timber tree house and a timber garden store.