10 Carmarthen Way, Rushden
Northamptonshire NN10 0TN
Guide Price £500,000 Freehold

Situated in this must see, quiet, cul-de-sac position, just off the Bedford Road, lies this rarely available executive detached family home, on a large, wide plot incorporating a double garage, parking for multiple vehicles and a generous rear garden. In immaculate condition internally and externally and within close walking distance to all local amenities. Viewing immediately is recommended to avoid disappointment.

- Exectutive, Detached Family Home
- Four Further Bedrooms
- Ground Floor Cloakroom / WC
- Energy Efficiency Rating - D59
- Cul-De-Sac Location
- Modern Kitchen / Breakfast Room
- Fully Enclosed Rear Garden
- Large Master Bedroom with En-Suite Shower Room
- Utility Room
- Double Garage

Location
Carmarthen Way can be found off Springfield Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band
F

Energy Rating
Energy Efficiency Rating - D59
Certificate number - 2020-0013-0706-7008-2543

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Lounge 24'2" x 11'7" (7.37m x 3.54m)
Plus bay window. Fireplace with open fire.

Dining Room 10'2" x 10'5" (3.11m x 3.18m)
Minimum measurement, plus bay window.

Kitchen/Breakfast Room 10'1" x 16'1" (3.07m x 4.89m)
Minimum measurement, plus entrance recess. Re-fitted in 2020. Double electric oven. 5 ring gas hob. Extractor. Dishwasher. Freezer.

Utility Room 5'2" x 8'2" (1.58m x 2.48m)
Space and plumbing for washing machine.

First Floor

Landing
Access to large loft space via loft ladder. Airing cupboard housing hot water cylinder. Further cupboard.

Bedroom 1 11'7" x 16'5" (3.53m x 5.01m)
Maximum measurement, plus built in wardrobes, plus dressing area.

En-suite Shower Room / WC

Bedroom 2 11'0" x 11'7" (3.36m x 3.54m)
Minimum measurement, plus built in wardrobes, plus recess.

En-suite Shower Room / WC

Bedroom 3 10'9" x 12'6" (3.27m x 3.81m)
Maximum measurement, plus built in wardrobes.

Bedroom 4 11'2" x 8'11" (3.40m x 2.73m)
Minimum measurement, plus built in wardrobes.

Bedroom 5 7'11" x 7'10" (2.41m x 2.38m)
Minimum measurement, plus built in wardrobes.

Bath / Shower Room / WC

Outside

Front
Driveway parking.
Side gated access.

Double Garage 18'6" x 17'2" (5.65m x 5.24m)
Maximum internal measurement. 2024 installed gas fired Baxi boiler. Power and light connected. Two up and over doors to front.

Rear Garden
A fully enclosed, very wide rear garden, having been well landscaped. Large shed.

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.

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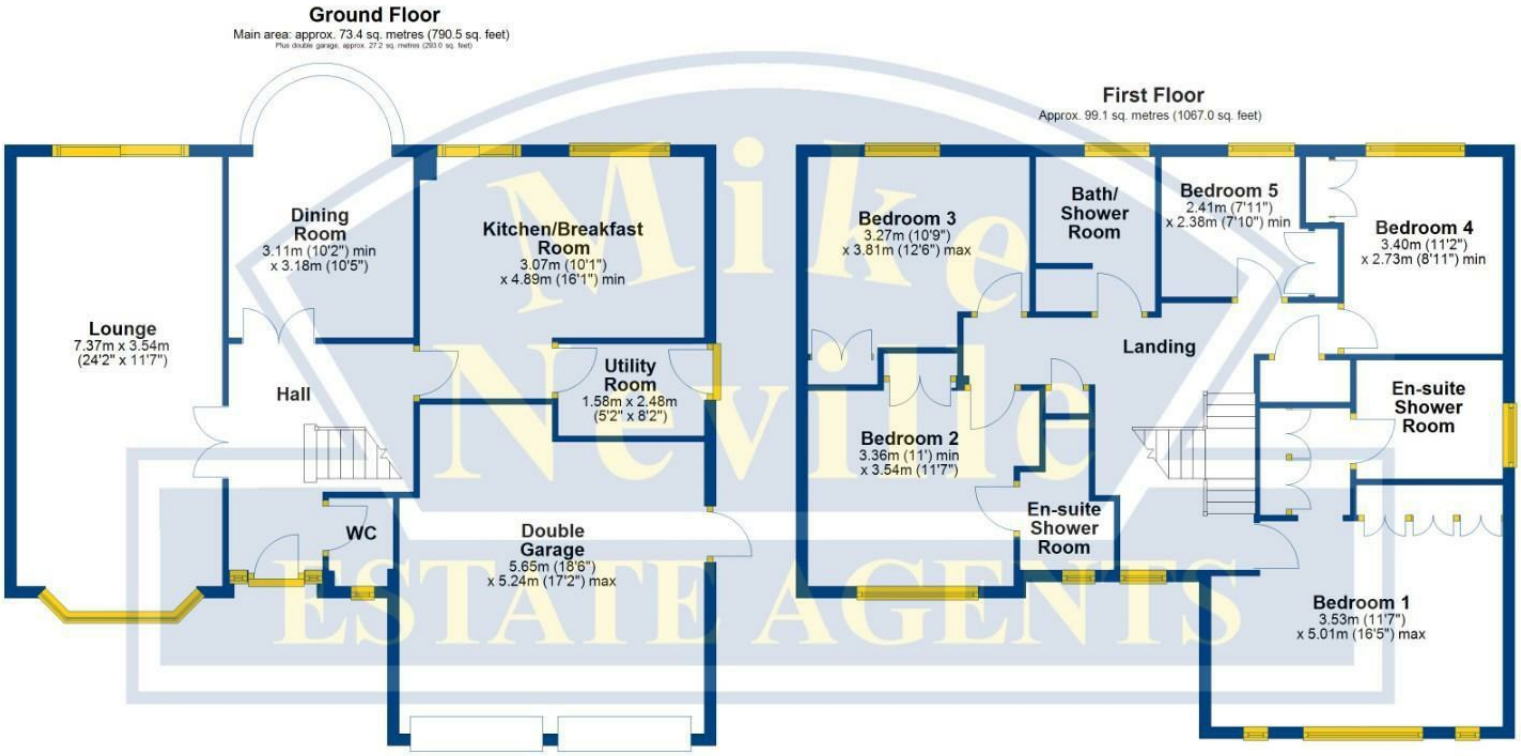
Floorplans
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).



Main area: Approx. 172.6 sq. metres (1857.5 sq. feet)
Plus double garage, approx. 27.2 sq. metres (293.0 sq. feet)

The Property Ombudsman
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