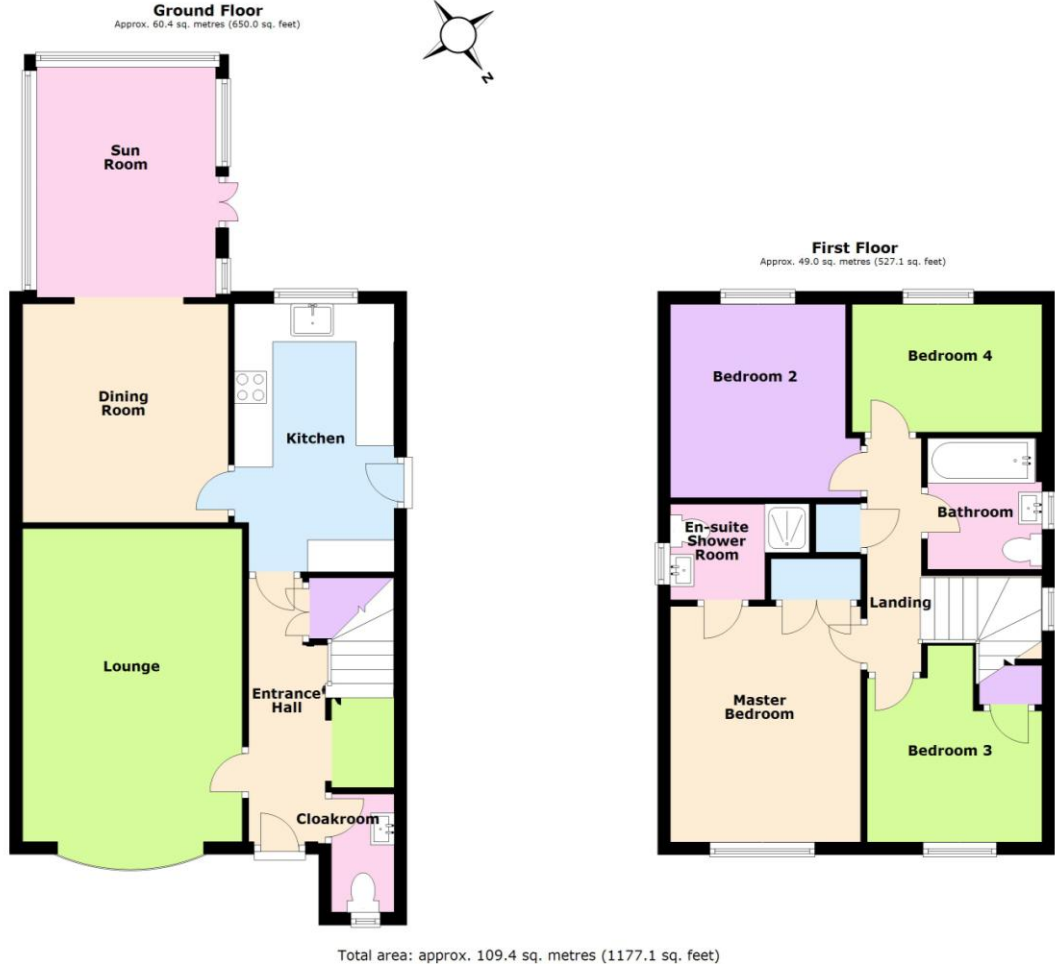


# Diamond Drive Irthlingborough

richard james

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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.

**Diamond Drive Irthlingborough NN9 5PT**  
**Freehold Price £325,000**

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.

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





**Offered with no upward chain and situated within the popular 'Pinetree's estate is this well presented four bedroomed detached property with features to include uPVC double glazing, gas radiator central heating, refitted kitchen with integrated appliances, refitted bathroom and offers separate reception rooms, a sun room addition, an office/store (partitioned garage) and off road parking. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, sun room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, driveway and a partitioned garage currently used as an office and store.**

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, dado rail, laminate flooring, under stairs storage cupboard, doors to:

**Cloakroom**

Refitted to comprise low flush W.C., vanity sink with cupboard under, tiled flooring, radiator, window to front aspect.

**Lounge**

15' 9" x 11' 3" (4.8m x 3.43m)

Bow window to front aspect, laminate flooring, electric fire with feature surround.

**Dining Room**

11' 4" x 10' 0" (3.45m x 3.05m)

Radiator, laminate flooring, coving to ceiling, through to:

**Sun Room**

12' 0" x 9' 3" (3.66m x 2.82m)

Of brick and uPVC construction, insulated roof, wall mounted electric heater, laminate flooring, power and light connected, French door to side aspect leading to garden.

**Kitchen**

13' 10" x 8' 11" (4.22m x 2.72m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise inset single bowl sink unit with cupboard under, a range of base and eye level units providing quartz work surfaces, built-in stainless steel oven, microwave, electric hob, extractor, built-in washing machine and dishwasher, fridge/freezer space, carousel, concealed wall mounted gas boiler serving domestic hot water and central heating systems, tiled flooring, kickboard LED lighting, radiator, spotlights to ceiling, window to rear aspect, door to side aspect.

**First Floor Landing**

Window to side aspect, loft access, dado rail, airing cupboard housing water cylinder and shelving, doors to:

**Bedroom One**

12' 0" x 9' 10" (3.66m x 3m)

Window to front aspect, radiator, built in wardrobe, coving to ceiling, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink with drawers under, shower cubicle, tiled flooring, picture rail, spotlights to ceiling, window to side aspect,

**Bedroom Two**

10' 4" x 9' 9" (3.15m x 2.97m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling.

**Bedroom Three**

10' 2" max. x 9' 2" (3.1m x 2.79m)

Window to front aspect, radiator, laminate flooring, built-in cupboard, coving to ceiling.

**Bedroom Four**

9' 8" x 6' 7" (2.95m x 2.01m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling.

**Bathroom**

Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower, tiled splash backs, chrome towel rail/radiator, tiled flooring, window to side aspect, coving to ceiling.

**Outside**

Front - Block paved with gravel border, driveway providing off road parking, leading to:

Store - Measuring 8' 2" x 8' 1"

Up and over door, power and light connected.

Single Garage - (currently partitioned)

Rear - Extensive paved patio, outside tap, gated side pedestrian access, steps down to main lawn (artificial), raised gravel border, further paved patio, enclosed by recently replaced wooden panelled fencing, courtesy door to garage.

(Office - Measuring 7' 10" x 7' 6". Sliding patio door to rear aspect, power and light connected).

**Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band C (£2,064 per annum. Charges for 2024/2025).

**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](http://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.**

