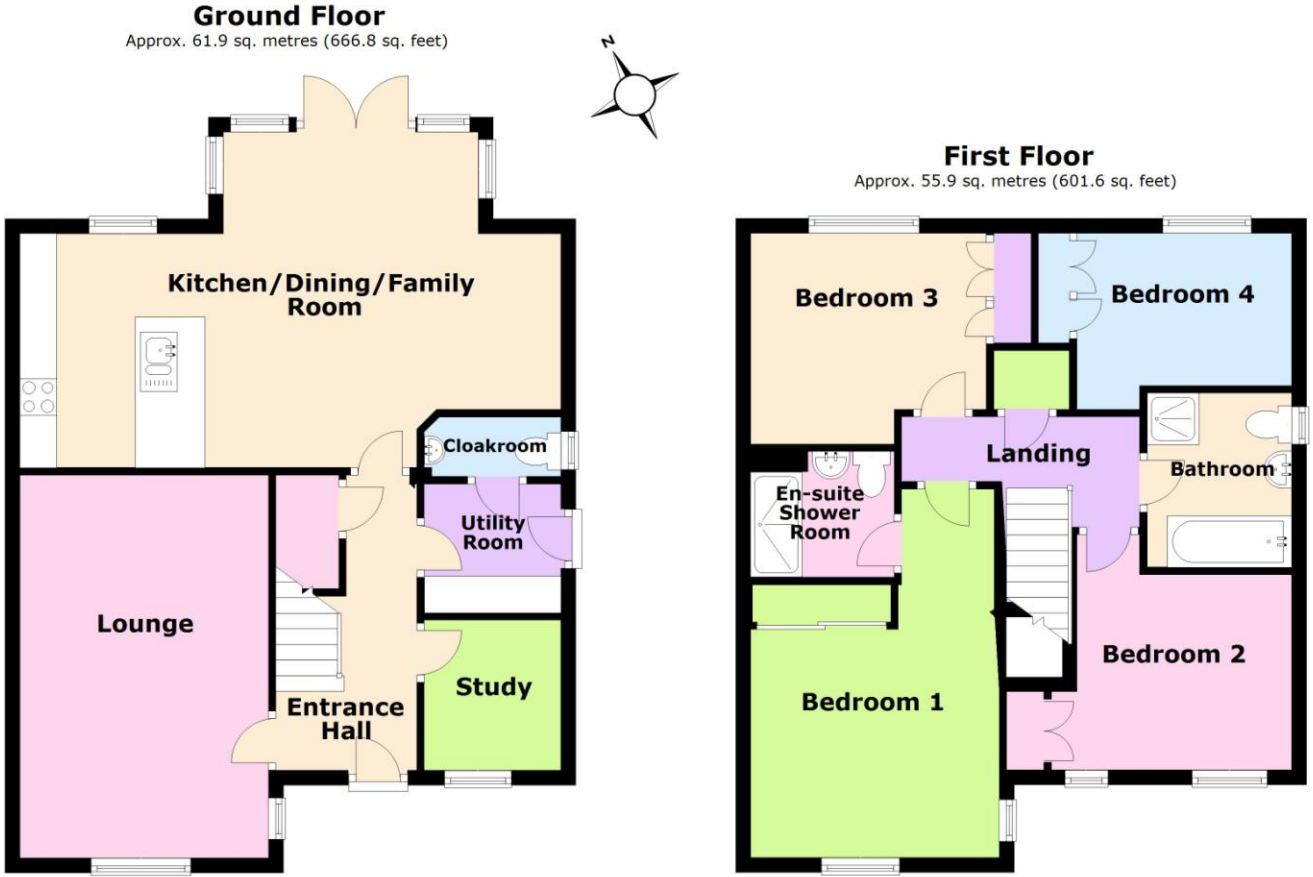


Emerald Way Irthlingborough

richard james

www.richardjames.net



Total area: approx. 117.8 sq. metres (1268.4 sq. feet)



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.

Emerald Way Irthlingborough NN9 5GU
Freehold Price £435,000

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 for sale is this immaculate four bed roomed detached former showroom originally constructed by Davidsons Homes in 2021 featuring off road parking for approx. six cars and providing convenient access to the A45 dual carriageway, local supermarkets and Rushden Lakes shopping centre located nearby. Benefits include gas radiator central heating, uPVC double glazing, a wide range of integrated kitchen appliances with granite worktops and offers a double garage with vaulted ceiling, separate reception rooms and fitted wardrobes to all bedrooms. The accommodation briefly comprises entrance hall, lounge, study, utility room, cloakroom, open plan kitchen/dining/family room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, double garage and a driveway.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, tiled flooring, under stairs storage cupboard, doors to:

Lounge

17' 0" x 11' 0" (5.18m x 3.35m)

Window to front and side aspects, two radiators, telephone point.

Study

6' 9" x 6' 1" (2.06m x 1.85m)

Window to front aspect, radiator, spotlights to ceiling, fitted desk with drawers and eye level unit.

Utility Room

6' 2" x 5' 9" (1.88m x 1.75m)

Comprising work surface, plumbing for washing machine, space for tumble dryer, eye level units, wine rack and shelving, concealed wall mounted gas boiler serving domestic hot water and central heating systems, tiled flooring, spotlights to ceiling, radiator, door to side aspect, further door to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled flooring, half height tiled splash backs, chrome towel rail, spotlights to ceiling, window to side aspect.

Kitchen/Dining/Family Room

24' 3" x 15' 6" narrowing to 11' (7.39m x 4.72m)(This measurement includes the area occupied by the kitchen units)

Kitchen Area

Fitted to comprise inset stainless steel one and a half bowl sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, built-in double oven, gas hob, extractor, fridge/freezer, dishwasher, tiled splash backs, radiator, spotlights to ceiling, window to rear aspect.



Dining/Family Area

French door with side screens to rear aspect, further window to both sides, tiled flooring, radiator, larder unit, fitted shelving, breakfast bar, eye level units, spotlights to ceiling.

First Floor Landing

Loft access, radiator, storage cupboard, doors to:

Bedroom One

16' 6" narrowing to 10' 8" x 11' 0" (5.03m x 3.35m)

Window to front and side aspects, radiator, fitted double wardrobe with mirrored sliding doors, spotlights to ceiling, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., vanity sink, double shower cubicle, shaver point, chrome towel rail, tiled splash backs, tiled flooring, extractor, spotlights to ceiling.

Bedroom Two

10' 8" x 10' 8" narrowing to 9' (3.25m x 3.25m)

Two windows to front aspect, radiator, built-in double wardrobe, spotlights to ceiling.

Bedroom Three

10' 5" plus wardrobe x 9' 4" max. (3.18m x 2.84m)

Window to rear aspect, radiator, fitted triple wardrobe.

Bedroom Four

9' 7" plus wardrobe x 6' 9" (2.92m x 2.06m)

Window to rear aspect, radiator, built-in triple wardrobe.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, shower cubicle, chrome towel rail, extractor, spotlights to ceiling, window to side aspect, tiled flooring, fully tiled walls.

Outside

Front - Main lawn with border stocked with bushes and shrubs, extensive driveway providing off road parking for approx. six cars, leading to:



Double Detached Garage - Measuring 18' x 17' 2" Up and over door, power and light connected, spotlights to ceiling, Velux window to front aspect and vaulted ceiling.

Rear - Paved patio, outside tap, main lawn with border stocked with bushes and shrubs, further paved patio, outside power, gated side pedestrian access, enclosed by wooden panelled fencing.

Material Information

The property Tenure is Freehold. There will be a maintenance charge of approximately £20 per month. These details should be checked by the purchaser's legal representative before entering a commitment to purchase.

Energy Performance Rating

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

Council Tax

We understand the council tax is band E (£2,838 per annum. Charges for 2024/2025).

Agents Note

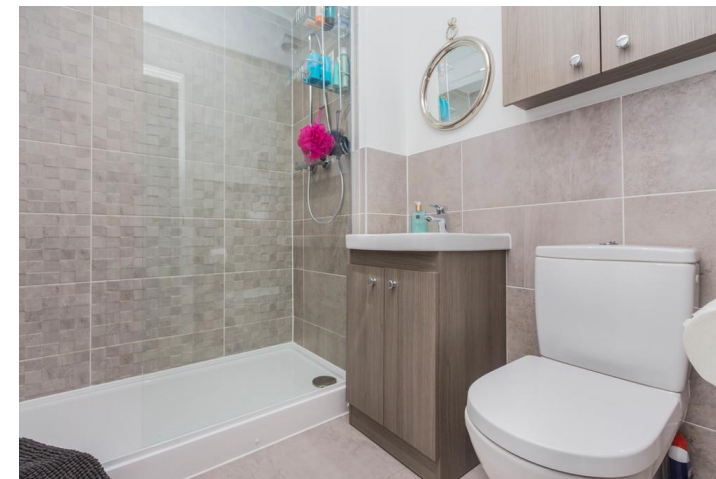
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

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

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.

