



Chippenham Close Wellingborough NN8 2PX
Freehold Price £385,000

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



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 surveyors 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.

Offered with no chain is this immaculate four bedroom detached which is situated in a cul de sac and located on the popular Wilby Way estate giving easy access to Rushden Lakes, Wellingborough railway station and Northampton. The property benefits from an impressive 19ft kitchen/dining room with a range of built in appliances and quartz worksurfaces, uPVC double glazed windows, air conditioning vents (fully serviced) to most rooms, a dual zone central heating system with individual room smart thermostats, full owned solar panels which serve the electricity and an iboost system which allows you to enjoy hot water generated by solar panels. The property further offers an ensuite shower room to the master bedroom, off road parking for three vehicles, an electric vehicle charge point and a single garage. Viewing is highly recommended to appreciate the condition. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, radiator, Amtico luxury flooring, built in cupboard, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, Amtico luxury flooring, towel rail, extractor fan.

Lounge

19' 6" max x 13' 1" into bay (5.94m x 3.99m)

Bay window to side aspect, T.V. point, window to front and side aspect, two radiators, downlights to ceiling.

Kitchen/Dining Room

19' 6" max x 13' 7" upto double door narrowing to 10' 10" (5.94m x 4.14m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing quartz worksurfaces, built in electric double oven with five ring gas hob with extractor fan over, integrated dishwasher and fridge/freezer, inset lights to plinths, window to rear aspect, two radiators, uPVC double doors to rear garden, wall mounted air conditioning unit, downlights to kitchen ceiling, under cabinet lighting, Amtico luxury flooring.

Utility Room

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing quartz worksurfaces, plumbing for washing machine, space for tumble dryer, wine cooler, cupboard housing gas fired boiler serving central heating and domestic hot water, window to side aspect, radiator, large understairs storage cupboard.

First Floor Landing

Access to loft space with loft ladder, power and light connected, radiator, airing cupboard housing hot water cylinder, air conditioning vent, door to.



Bedroom One

11' 2" max narrowing to 8' 6" x 8' 10" upto wardrobe (3.4m x 2.69m)

Window to side aspect, radiator, wall to wall mirror fronted wardrobes, downlights to ceiling, air conditioning vent, door to.

Ensuite Shower Room

Comprising double tiled shower enclosure, wash hand basin, low flush W.C., obscure glazed window to side aspect, tiling to floor and walls, towel rail, extractor fan, downlights to ceiling, wall mounted light up heated cabinets.

Bedroom Two

11' 6" max x 9' 9" max (3.51m x 2.97m)

Window to rear aspect, radiator, air conditioning vent.

Bedroom Three

11' 11" max x 8' 6" plus door recess (3.63m x 2.59m)

Window to front aspect, radiator, T.V. point, air conditioning vent.

Bedroom Four

9' 9" max x 7' 8" max (2.97m x 2.34m)

Window to rear aspect, radiator, window to front aspect, T.V. point, air conditioning vent.

Bathroom

Comprising panelled bath with shower over, low flush W.C., wash hand basin, obscure glazed window to front aspect, extractor fan, towel rail, downlights to ceiling, light up heated cabinets.

Outside

Front and side - Laid to lawn with blue slate chippings and hedging, paving with inset lights, electric charge point, driveway providing off road parking for three vehicles leading to.

Garage - up and over door, power and light connected, door to rear garden.

Rear - Black limestone patio area, laid to lawn, enclosed by panel wooden fencing and brick wall, pedestrian gated access, water tap, power sockets.



N.B

The solar panels are owned by the vendor and serves the electricity. We understand from the vendor ultrafast full fibre broadband cables have already been laid in the street ready for connection. We understand that this service should go live in April 2024. A service charge of £87.59 is paid yearly and this has been paid to January 2025. This should be confirmed by the purchaser's legal representative.

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 (£2,618 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.

