



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.

## Yarrow Close Rushden NN10 0XL Freehold Price £495,000

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.

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**Situated just off Meadow Sweet Road with easy access to the A6 is this four double bedrooed detached family home which features a south facing rear garden, three reception rooms and a double garage. Further benefits include a modern kitchen with built-in appliances, new boiler fitted in 2024, off road parking for two cars, built-in wardrobes to all four bedrooms, refitted ensuite shower room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, kitchen, utility room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, double garage and a driveway.**

Enter via front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

#### **Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, extractor.

#### **Lounge**

18' 11" max into bay x 11' 11" (5.77m x 3.63m)  
Bay window to front aspect, two radiators, feature gas fireplace, coving to ceiling, double doors to:

#### **Dining Room**

10' 9" x 10' 2" (3.28m x 3.1m)  
French doors to rear aspect, radiator, coving to ceiling.

#### **Study**

11' 3" max x 8' 0" (3.43m x 2.44m)  
Bow window to rear aspect, radiator, coving to ceiling.

#### **Kitchen**

10' 8" max x 13' 6" (3.25m x 4.11m) (This measurement includes area occupied by kitchen units)  
Comprising stainless steel single drainer sink unit with cupboard under, a range of base units providing work surfaces, built-in stainless steel double oven, five ring gas hob, extractor hood, built-in microwave, built-in fridge/freezer, tiled splash backs, tiled floor, window to rear aspect, radiator, door to:

#### **Utility Room**

5' 9" x 5' 4" (1.75m x 1.63m)  
Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye level units, work surfaces, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler serving domestic central heating and hot water systems, tiled splash backs, tiled floor, built-in cupboard, internal door to garage.

#### **First Floor Landing**

Loft access, radiator, airing cupboard housing hot water cylinder, doors to:

#### **Master Bedroom**

15' 4" x 11' 11" (4.67m x 3.63m)  
Window to front aspect, radiator, a range of built-in wardrobes, spotlights, door to:

#### **Ensuite Shower Room**

Refitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, tiled floor, chrome heated towel rail, window to front aspect.

#### **Bedroom Two**

14' 6" max x 14' 11" (4.42m x 4.55m)  
Window to front aspect, radiator, a range of built-in wardrobes.

#### **Bedroom Three**

13' 8" max x 10' 2" (4.17m x 3.1m)  
Window to rear aspect, radiator, built-in double wardrobe.

#### **Bedroom Four**

14' 3" max x 9' 3" (4.34m x 2.82m)  
Window to rear aspect, radiator, two built-in double wardrobes.

#### **Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath, double shower cubicle, tiled splash backs, tiled floor, window to rear aspect, chrome heated towel rail.

#### **Outside**

Front - Mostly lawn, double width driveway providing off road parking for two vehicles, leading to:

Integral double garage - Remote control electric door, power and light connected, internal door to utility room.

Rear - Patio area, lawn with borders stocked with variety of plants, shrubs and bushes, wooden shed, outside tap, enclosed by wooden fencing with gated side pedestrian access. Enjoys a south facing aspect.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band F (£3,260 per annum. Charges for 2024/25).

#### **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.**

