

Clover Drive Rushden

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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.

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.

Clover Drive Rushden NN10 0UE

Freehold Price £350,000

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





Offered to the market with no upward chain is this four bedroomed detached house with an integral garage and driveway on the popular south side of Rushden. Further benefits include overlooking a green, built-in wardrobes to three of the bedrooms, an en-suite shower room, downstairs W.C, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, hallway, kitchen, utility area, dining room, lounge, downstairs W.C, conservatory, four bedrooms, en-suite shower room, family bathroom, front and rear gardens, integral garage and driveway.

Enter via front door to:

**Porch**

Window to front aspect, window to side aspect, door to:

**Hall**

Radiator, stairs rising to first floor landing, doors to:

**Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, radiator.

**Lounge**

14' 7" x 11' 9" (4.44m x 3.58m)

Window to rear aspect, radiator, fireplace with gas fire.

**Dining Room**

10' 6" x 8' 8" (3.2m x 2.64m)

Radiator, sliding door to:

**Conservatory**

10' 7" x 8' 8" (3.23m x 2.64m)

Of brick construction with perspex roof, windows to side and rear aspects, patio doors to side aspect.

**Utility Room**

5' 7" x 4' 11" (1.7m x 1.5m)

Base level units providing work surface, plumbing for washing machine, space for freezer, window to side aspect, door to side aspect, radiator, through to:

**Kitchen**

10' 8" x 8' 7" (3.25m x 2.62m) (This measurement includes area occupied by kitchen units)

Comprising single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, extractor hood, space for fridge/freezer, radiator, window to front aspect, tiled splash backs, Cupboard housing gas boiler serving domestic central heating and hot water systems.

**First Floor Landing**

Loft access, radiator, cupboard housing hot water tank, doors to:

**Bedroom One**

12' 2" narrowing to 9' 6" x 11' 11" (3.71m x 3.63m)

Window to front aspect, radiator, two built-in wardrobes, door to:

**Ensuite Shower Room**

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, radiator, window to front aspect.

**Bedroom Two**

10' 4" x 8' 8" (3.15m x 2.64m)

Radiator, window to rear aspect, built-in wardrobe.

**Bedroom Three**

10' 6" x 8' (3.2m x 2.44m)

Window to front aspect, radiator, built-in wardrobe.

**Bedroom Four**

11' 3" x 8' 0" (3.43m x 2.44m)

Radiator, window to rear aspect.

**Outside**

Front - Lawn, driveway leading to:

Garage - Electric roller door, power and light connected.

Rear - Patio area, lawn with shrub borders, enclosed by wooden fencing with gated pedestrian access to both sides.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band D (£2,369 per annum. Charges for 2025/26).

**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.**

