10, Yarrow Close, Rushden, Northamptonshire, NN10 0XL
A modern family home with a generous garden...

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Offers in Excess of: £375,000
Freehold

A modern 4-bedroom detached house with a good-sized garden located on the south-side of Rushden Town.

Accommodation comprises kitchen/breakfast room with doors to the garden; living room; dining room and the added convenience of utility room and downstairs WC. On the first floor, the master bedroom benefits from ensuite shower room and the three further bedrooms are serviced by the family bathroom.

The garden is mainly laid to lawn with a patio area for alfresco dining! Also benefitting from double garage and off-road parking, this will make a practical family home in a fabulous location for access to the main A6 whether you are travelling north or south.

- 4 Bedrooms
- En-suite
- Double garage
- WC
- Open plan kitchen/living area
- Dining room
- Utility room
- Garden
DISCLAIMER - Charles Orlebar Estate Agents Ltd for themselves and for the Vendors give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract. These particulars are given without responsibility and any intending purchasers should not rely on them as statements or representations of the facts, but should satisfy themselves by inspecting or otherwise as to the correctness of the same. The appliances in the property have not been tested by us.

The purchaser should make his own investigations prior to exchange of contracts.

LOCAL SCHOOLDING, INFORMATION AND AUTHORITIES - This information is provided as an initial guide to the area; specific information that relates to school catchment’s areas and alike may differ and should be established with the individual school or authority.

MEASUREMENTS - The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

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FLOOR PLANS AND PHOTOGRAPHS - Are provided for initial visual guidance only and are not to scale and may omit features that would effect your decision. Please ring and discuss any queries you may have.

MONEY LAUNDERING REGULATIONS 2003 - With the introduction of this on 1st March 2004, it will be necessary for any intending purchaser to provide the following verification as to identify:

- If an individual: The original of a full passport and a full driving license.
- If a quoted company: The original or a certified copy of incorporation.
- If a UK private company: A Companies Registration Office Search will be necessary (at the cost of the purchaser) together with individual identification of at least two of the directors or major shareholders.

Hall WC
Living Room: 4.80m (15'9") x 3.63m (11'11")
Dining Room: 3.27m (10'9") x 3.10m (10'2")
Kitchen/Breakfast room
Utility: 2.65m (8'8") max x 1.45m (4'9")

Landing
Bedroom 1: 5.42m (17'9") x 4.53m (14'10")
En-suite
Bedroom 2: 4.26m (14') x 3.63m (11'11")
Bedroom 3: 4.36m (14'4") x 2.85m (9'4")
Bedroom 4: 3.23m (10'7") x 2.00m (6'7")

Family Bathroom
Double Garage
Garden

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown.

Plan produced using PlanUp.