

**Mike
Neville**
ESTATE AGENTS



**5 Cowslip Close, Rushden,
Northamptonshire, NN10 0UD**

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£340,000 Freehold



We are delighted to offer for sale this substantial detached family home, situated in a corner plot in this highly desirable residential location on the south side of the town, just off Greenacre Drive. Good off road parking and a rear garden providing privacy, along with a double garage are notable external benefits.

The property is offered for sale with a short upward chain, with our vendor clients purchasing a new build property out of the area which will be ready for occupation at the end of October 2015 approx.

With sizeable accommodation to both the ground and first floors, this is certainly a house that should be viewed to be fully appreciated.

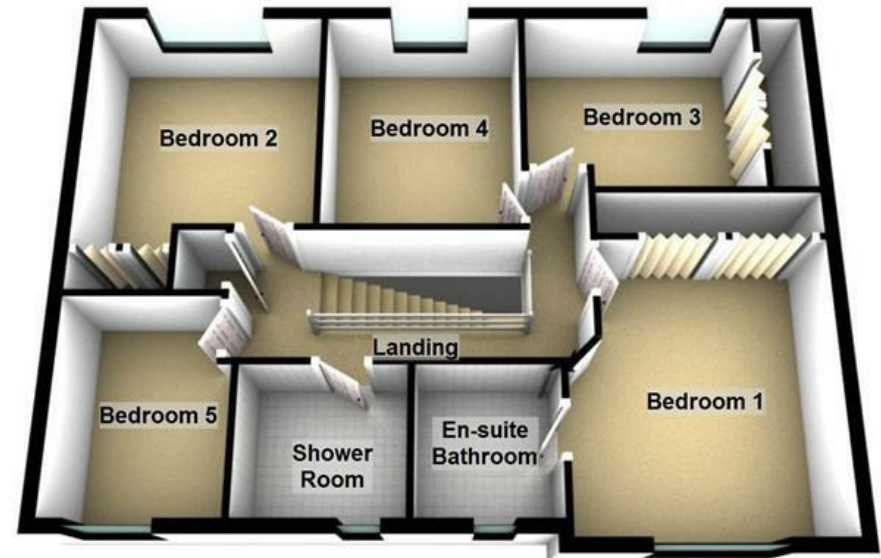
Ground Floor

Approx. 126.5 sq. metres (1362.1 sq. feet)



First Floor

Approx. 74.6 sq. metres (802.7 sq. feet)



Total area: approx. 201.1 sq. metres (2164.8 sq. feet)

Location

Cowslip Close is situated off Clover Drive, which in turn is situated off Greenacre Drive, which in turn is situated off the main A6, High Street South/Bedford Road. On turning into Greenacre Drive turn left into Clover Drive and then follow the road round until reaching Cowslip Close on the left-hand side. Once into Cowslip Close follow the road round to the left and the property can be found in a corner plot as identified by our for sale board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

D

Accommodation

Ground First

Entrance Hall

Ground Floor W.C

Lounge 24'4" x 11'8" (7.42m x 3.56m)

Dining Room 10'4" x 10'5" (3.15m x 3.17m)

Conservatory 7'10" x 21'9" (2.39m x 6.63m)

Maximum measurement

Kitchen/Breakfast Room 23'7" x 10'7" narrowing to 7'4" (7.19m x 3.25m narrowing to 2.24m)

Maximum measurement. The kitchen has a good range of appliances.

Utility Room 7'3" x 6'8" (2.21m x 2.02m)

Maximum measurement

Study 7'3" x 7'3" (2.21m x 2.22m)

Plus recess

First Floor

Landing

Bedroom 1 13'0" x 11'8" (3.96m x 3.56m)

Maximum measurement plus built in wardrobes

En-suite Bathroom/W.C

Bedroom 2 10'7" x 10'10" (3.22m x 3.30m)

Plus recess, plus built in wardrobes

Bedroom 3 8'9" x 10'10" (2.67m x 3.30m)

Maximum measurement, plus built in wardrobes

Bedroom 4 10'7" x 9'1" (3.22m x 2.77m)

Bedroom 5 9'7" x 7'7" (2.91m x 2.31m)

Maximum measurement

Shower room/W.C

Additional Information

Loft access on landing.

Additional loft access in utility room.

The double garage is open plan and has power and light connected.

PVC double glazing.

Gas radiator central heating - boiler situated in kitchen. Hot water cylinder situated in airing cupboard on landing.

Outside

Front

Driveway approach providing off road parking for at least four vehicles. Areas of front and side garden. Side gated access through to rear garden.

Double Garage 16'8" x 16'11" (5.08m x 5.15m)

Rear Garden

The rear garden being fully enclosed providing privacy and being well established. Area to side of garage for shed, etc.

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.















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