



2 Sunningdale Drive
Rushden, Northamptonshire NN10 0YJ
£239,950 Freehold



A good example of a modern five bedroom, three storey, end of terrace home, constructed by Messrs 'David Wilson Homes' in 2004 and offered for sale with no upward chain. Only upon viewing will one appreciate the layout and more importantly the space provided throughout - this can be arranged via ourselves, the Sole Selling Agents.

The accommodation is well laid out over three floors and comprises:

Second floor:

- Master bedroom with en-suite shower room/w.c
- Bedrooms two and three
- Bathroom/w.c
- Landing

First Floor:

- Good size lounge/dining room
- Kitchen/breakfast room
- Landing

Ground Floor:

- Reception hall with cloaks cupboard and understairs cupboard
- Bedroom four with fitted wardrobes
- Jack & Jill en-suite shower room/w.c
- Bedroom five
- Utility room

Additional benefits:

- PVC double glazing
- Gas radiator central heating
- Front garden with scope for additional off road parking provided
- Enclosed rear garden
- Off road parking for one vehicle to the fore of the garage
- Garage
- All main services connected

Location

Sunningdale Drive is situated off Springfield Road and Goulsbra Road, with the property being found as identified by our 'for sale' board. Viewings should be

made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

C

Accommodation

Ground Floor

Hall

Stairs, door to:

Bedroom 4 10'0" x 9'1" (3.06m x 2.77m)

Plus built in wardrobe

Bedroom 5 9'11" x 9'1" (3.03m x 2.77m)

Maximum measurement

En-suite Shower Room/W.C

Utility Room 6'2" x 6'7" (1.89m x 2.00m)

First Floor

Landing

Kitchen/Breakfast Room 10'0" x 16'2" (3.05m x 4.93m)

Maximum measurement

Lounge/Dining Room 16'4" x 16'2" (4.99m x 4.93m)

Maximum measurement

Second Floor

Landing

Bedroom 1 11'0" x 8'7" (3.35m x 2.62m)

En-suite Shower Room/W.C

Bedroom 2 11'7" x 8'8" (3.52m x 2.64m)

Maximum measurement

Bedroom 3 11'0" x 7'5" (3.35m x 2.25m)

Maximum measurement

Bathroom/W.C

Additional Information

PVC double glazing.

Gas radiator central heating - boiler situated in utility room.

Airing cupboard on second floor landing housing hot water cylinder.

Loft access on second floor landing.

Outside

Front

Area of front garden, with scope for additional off road parking provided (subject to consents, etc). Driveway approach to fore of garage providing off road parking for one vehicle, leading to garage. Side gated access through to rear garden.

Garage

A single garage is provided with up and over door to front. Roof storage.

Rear Garden

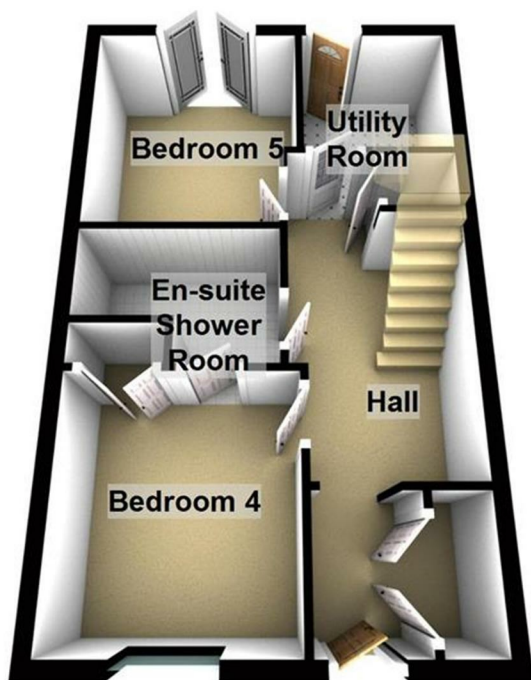
Being fully enclosed with side side gated access.

Disclaimer

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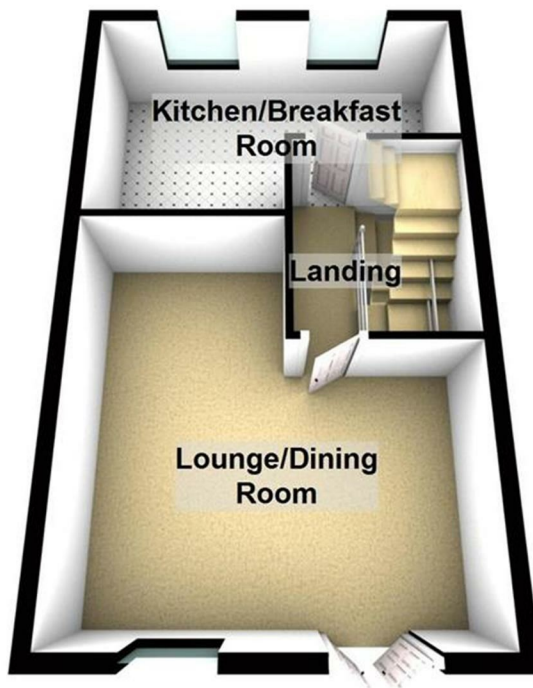
Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



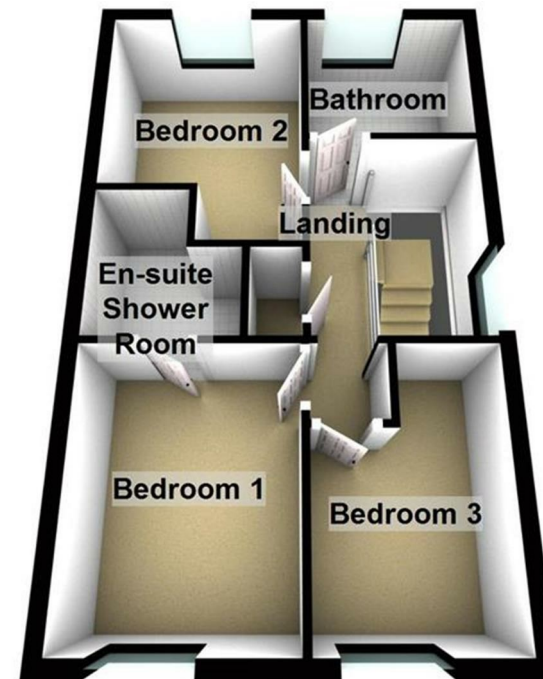
First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Second Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 120.3 sq. metres (1294.8 sq. feet)

