11, Yarrow Close, Rushden, Northamptonshire, NN10 0XL
A beautiful modern home in a top drawer location...

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Offers in Excess of: £350,000
Freehold

An imposing modern 4-bed detached house located in this cul-de-sac on the highly sought-after south side of Rushden Town. The well-designed living space is ideal for modern family living including a kitchen/dining room with french doors opening out onto the landscaped garden. On the first floor, the master bedroom has an ensuite shower room and three further bedrooms are serviced by the family bathroom. The rear garden is partly laid to lawn with block-paving and patio areas and represents a pleasant outdoor space for all the family. With integral single garage and driveway, parking needs are met here. This home is well-presented and ready to move into.

Location:
Rushden Town is a sizeable East Northamptonshire town found on the southern side of the Nene Valley on the A6 trunk road between Bedford (15 miles) and Kettering (12 miles). The town provides a comprehensive variety of shopping: including the new Rushden Lakes Development and also schooling for all ages. Bedford Town’s railway station is on the Midland main line to London St Pancras. The immediate town of Wellingborough (4 miles) is also on a train line to London (St. Pancras). To the north, Rushden is bypassed by the A45 dual carriageway which provides swift road access to the M1 junction 15, Northampton (17 miles) and the A14 at Thrapston (10 miles).
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LOCAL SCHOOLING, 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.

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

4 Bedrooms
Kitchen/dining room
Living room
Utility room
Ground floor WC
Garage
Ensuite to master bedroom
Garden

Room Details:

Hall
WC
Living Room: 4.28m (14') x 4.00m (13’1")
Kitchen/Diner: 6.00m (19'8") x 2.00m (6’7")
Utility: 2.75m (9') x 1.50m (4’11")
Landing
Bedroom 1: 4.05m (13’3") x 3.48m (11’5’’)
En-suite
Bedroom 3: 3.30m (10’10") x 2.75m (9’)
Family Bathroom
Cupboard
Bedroom 4: 2.75m (9’) x 2.00m (6’7")
Bedroom 2: 3.94m (12’11") x 2.90m (9’6")
Garage: Single integral garage with up and over door.

Garden: Landscaped garden, mainly laid to lawn with fencing to boundary.

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