

9 Rushmere Close, Raunds,
Wellingborough, Northamptonshire. NN9
6TX

£229,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

Modern Three Storey concept living at its best with versatility for growing families and professional couples. A light and airy hallway leads to a fitted contemporary kitchen with storage for those little 'knick-knacks' that we all seem to accumulate. The lounge/dining area is fitted with French doors that lead to a private enclosed rear garden. Climb the first floor staircase to find the Guest bedroom and family bathroom, alternatively the third bedroom could be adapted to a study/home office if required, such is the uniqueness that this property can offer you. A private staircase takes you to the second floor Master bedroom and En-Suite bathroom. Natural light floods in via the skylight both to the landing area and also within the shower room. The main bedroom completes the home with fitted wardrobes and storage along with an abundance of natural light to enhance this beautiful room. Outside there are two numbered allocated parking bays for you to use as well.

FEATURES

- Modern End of Terrace
- Three Storey Town House
- Three Bedrooms
- En- Suite to Master Bedroom
- Fitted Kitchen
- Easy Access to Local Shops
- Two Allocated Parking Spaces
- Access to all Transport Network Hubs
- Stanwick Lakes Within Walking Distance
- Rushden Lakes Shopping Centre Close By



ROOM DESCRIPTIONS

Entrance Hallway

Open the front door and step into a nice, bright and warm welcome. The hall is set with subtle, warm, neutral colours and leads to the staircase taking you to the first floor. There are doors leading to the kitchen area, downstairs cloakroom, and the lounge/dining room. Ceramic floor tiling, radiator and storage cabinet.

Downstairs Cloakroom

0.98m x 1.86m (3' 3" x 6' 1") Fully fitted cloakroom to include: Low level WC, Cabinet with shaped wash hand basin with flip chrome mixer tap, tiling to water sensitive areas, radiator, extraction fan. The walls are tiled to dado height, consumer unit, ceramic floor tiles.

Kitchen Area

1.92m x 3.34m (6' 4" x 10' 11") The kitchen is fitted with soothing sage green cabinets with beech roll top work surfaces over and brushed steel handles, stainless steel sink plus drainer, swan neck flip mixer taps, tiling to water sensitive areas, electric cooker with stainless gas hob, concealed extraction fan, space for washing machine, dishwasher and fridge freezer. Ideal boiler is concealed behind a cupboard unit, ceramic floor tiles. Opaque window to front elevation.

Lounge/Dining area

2.99m x 3.31m (9' 10" x 10' 10") Min 4.05m x 4.80m (13' 3" x 15' 9") Max
Light, bright and modern contemporary lounge decorated in neutral tones. French doors to rear with UPVC windows to side opening up onto closed rear garden. Inset storage cupboard, coving to ceiling and modern featured ceiling lights. Double radiator. TV and telephone point.

First Floor Landing

Via entrance hallway, carpeted staircase to first floor landing. Private staircase to Master bedroom and En-suite. Doors to all bedrooms and family bathroom. Radiator.

Guest Bedroom

3.39m x 4.04m (11' 1" x 13' 3")
Guest bedroom is spacious, decorated in soft neutral tones with featured panelled wall. Two UPVC windows to rear elevation. coving to ceiling and radiator.

Family Bathroom

1.873m x 2.192m (6' 2" x 7' 2")
Contemporary integral bathroom to include: family bath with mixer taps, shower over and shower screen; modern hand basin with flip mixer taps with cabinet under; close coupled low level WC. Fully tiled from floor to ceiling with decorative copper flecked central featured tiles. Chrome ladder radiator. Shaving socket and laminated effect flooring.

Third Bedroom/Home Office

2.53m x 4.06m (8' 4" x 13' 4") (Max)
Spacious room, currently being used as a child's bedroom although could easily be used as a home office. Two windows to front elevation, radiator.

Master Bedroom

2.993m x 4.513m (9' 10" x 14' 10")
Private staircase from the first floor landing, landing area with doors to airing cupboard with a further smaller door to eaves space. Skylight to landing allowing plenty of natural light to flood in. Door to Master bedroom with decorative ceiling light. UPVC window to front elevation. Fitted wardrobes plus further cupboarded area. Loft access. Double radiator and TV point. Door to En-suite.

En-Suite

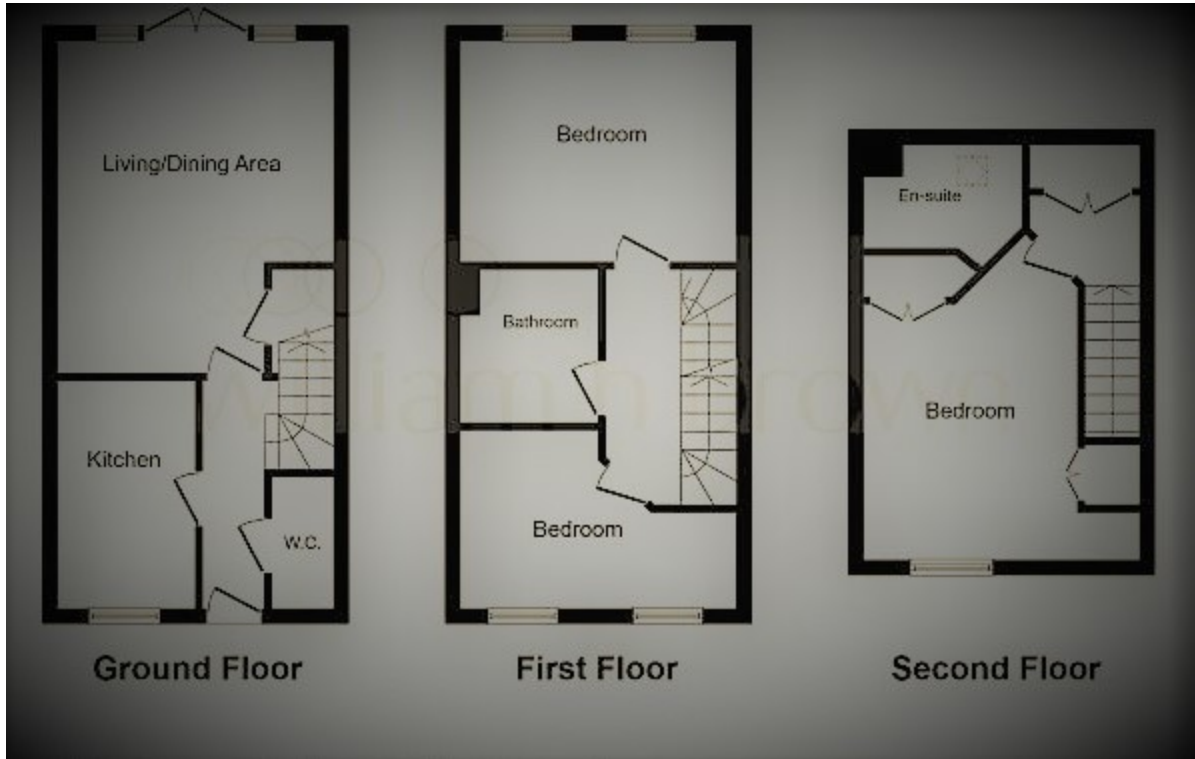
1.506m x 2.404m (4' 11" x 7' 11")
Skylight to roofline. Shower cubicle. Close coupled low level WC. Modern wash hand basin with flip chrome mixer taps. Chrome ladder radiator. Shaving socket. Marble effect tiles to dado height. Contemporary laminated flooring.

Rear Garden

The rear garden can be accessed via the lounge/dining room and also from the front of the property and from the rear of the property. This garden offers different styles of modern gardening to include a decking area, blue slate borders and featured raised bed. There is also a small patio area, footpath leading to front gate, steps rising to rear gate access and walkway to allocated parking spaces for two cars. There is also security lighting and an outside tap. The garden is enclosed by timber fencing and brick walls.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	89
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		80	89
		EU Directive 2002/91/EC	