

**Mike
Neville**
ESTATE AGENTS



2 Trefoil Close, Rushden, Northamptonshire, NN10 0PN

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£585,000 Freehold

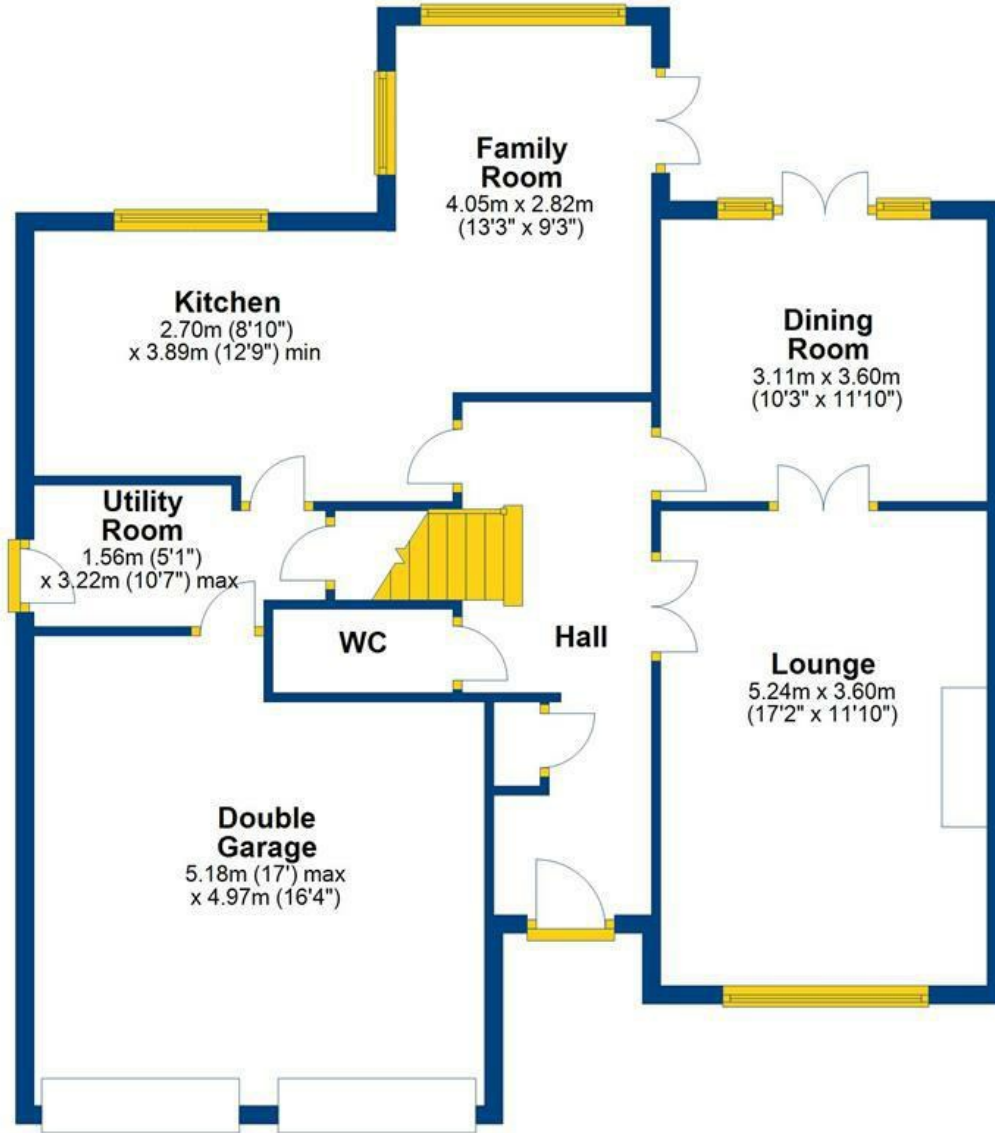
An outstanding, extremely spacious, modern, yet well established and rarely available, 5 double bedroom, 3 bathroom, executive detached home. Originally constructed by Messrs David Wilson Homes, with over 1,820 sqft of living accommodation on offer, and well situated on a corner plot in a quiet cul-de-sac on the South side of the Town, with easy access South into nearby Bedford. Externally, one will find a double garage, driveway, front, side and rear gardens. Viewing is advised, in particular to appreciate the overall space and location provided.

- **Executive, Detached Family Home**
- **Easy Access To All Major Road Links**
 - **Three Bathrooms**
- **Utility Room & Ground Floor Cloakroom / WC**
- **Double Garage & Off Road Parking**
- **Quiet Cul-De-Sac Location**
 - **Five Double Bedrooms**
 - **Three Reception Rooms**
- **Enclosed Rear Garden, Corner Plot**
- **Energy Efficiency Rating - C71**



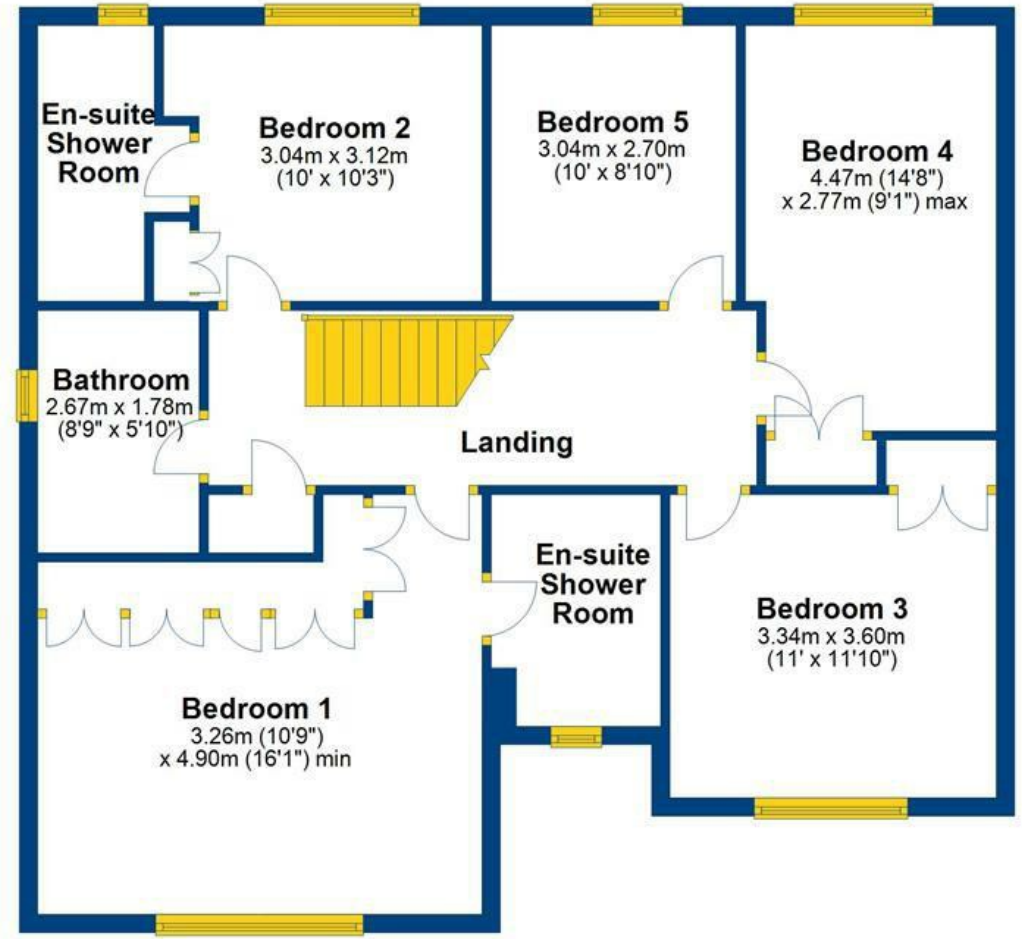
Ground Floor

Main area: approx. 74.6 sq. metres (802.5 sq. feet)
Plus double garage, approx. 24.0 sq. metres (257.8 sq. feet)



First Floor

Approx. 94.6 sq. metres (1018.6 sq. feet)



Main area: Approx. 169.2 sq. metres (1821.1 sq. feet)

Plus double garage, approx. 24.0 sq. metres (257.8 sq. feet)

Location

Trefoil Close can be found off Meadow Sweet Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

F

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 5126-0085-4002-0792-0706

Accommodation

Ground Floor

Hall

Cloaks cupboard.

Ground Floor Cloakroom / WC

Lounge 17'2" x 11'10" (5.24m x 3.60m)

Gas, log effect wood burner within a marble and slate fireplace.

Dining Room 10'2" x 11'10" (3.11m x 3.60m)

Family Room 13'3" x 9'3" (4.05m x 2.82m)

Kitchen 8'10" x 12'9" (2.70m x 3.89m)

Minimum measurement, plus recess. Refitted in 2022.

Utility Room 5'1" x 10'7" (1.56m x 3.22m)

Maximum measurement, plus under stairs cupboard. Refitted in 2022. Ideal gas fired boiler, regularly serviced.

First Floor

Landing

Airing cupboard housing hot water cylinder. Access via loft ladder to part boarded and fully insulated loft space.

Bedroom 1 10'8" x 16'1" (3.26m x 4.90m)

Minimum measurement, plus built in wardrobes and door recess.

En-suite Shower Room / WC

Bedroom 2 10'0" x 10'3" (3.04m x 3.12m)

Minimum measurement, plus built in wardrobe and recess.

En-suite Shower Room / WC

Bedroom 3 10'11" x 11'10" (3.34m x 3.60m)

Plus built in wardrobe.

Bedroom 4 14'8" x 9'1" (4.47m x 2.77m)

Maximum measurement, plus built in wardrobe.

Bedroom 5 10'0" x 8'10" (3.04m x 2.70m)

Bathroom / Shower Room / WC 8'9" x 5'10" (2.67m x 1.78m)

Outside

Front

Corner plot comprising driveway and front and side garden areas. Side gated access through to rear.

Double Garage 17'0" x 16'4" (5.18m x 4.97m)

Maximum internal measurement. Two up and over doors to front. Power and light connected. Door to/from utility room.

Rear Garden

Fully enclosed and well established.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

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. Any appliances mentioned have not been tested by ourselves.

















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