

CHARLES ORLEBAR

Estate Agents & Auctioneers



53 Cottesbrooke Way, Raunds, NN9 6UN

Offers In Excess Of £425,000





53 Cottesbrooke Way

Raunds, NN9 6UN

- 5 Double bedrooms
- Oversized garage
- Family bathroom, shower room, w/c and ensuite
- Office
- Offroad parking
- Open plan Kitchen/diner
- Landscaped garden
- Gas heating & mains drainage

Situated on the edge of Raunds, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 1,599 square feet, the property boasts five generously sized double bedrooms, ensuring ample room for family and guests alike. The master suite features an ensuite bathroom and walk in wardrobes, while the family bathroom and an additional shower room provide convenience for busy mornings.

The heart of the home is undoubtedly the spacious kitchen/diner, which runs the full length of the property. This inviting space is perfect for family meals and entertaining friends, with double doors leading to the landscaped rear garden. This outdoor area is ideal for summer gatherings, allowing for a seamless flow between indoor and outdoor living.

The property also includes a well-appointed living room and office, providing spaces that can be tailored to your needs, whether as a formal lounge, playroom, or study. The oversized garage and off-road parking on the drive offer practical solutions for vehicle storage and ease of access.

Situated in a quiet location, this home is conveniently close to local schools, shops, and the picturesque Stanwick Lakes, making it an ideal choice for families. Additionally, excellent commuting links ensure that you are well-connected.

This delightful property is a rare find, combining spacious living with a peaceful setting, making it a perfect place to call home. Don't miss the opportunity to make this stunning house your own.

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Hall	
WC	
Office	9'10" x 5'9" (3.00m x 1.75m)
Living Room	12'1" x 16'4" (3.69m x 4.99m)
Kitchen/Diner	22'6" x 9'11" (6.86m x 3.02m)
Landing	
Bedroom 1	11'8" x 9'11" (3.56m x 3.02m)
Dressing Area	5'7" x 9'11" (1.70m x 3.02m)
En-suite	
Bedroom 5	11'2" x 9'1" (3.40m x 2.78m)
Bedroom 4	11'1" x 9'1" (3.37m x 2.78m)
Family Bathroom	
Landing	



Bedroom 2

14'5" x 10'2" (4.39m x 3.09m)

Bedroom 3

8'7" x 13'0" (2.62m x 3.95m)

Shower Room





Floor Plans



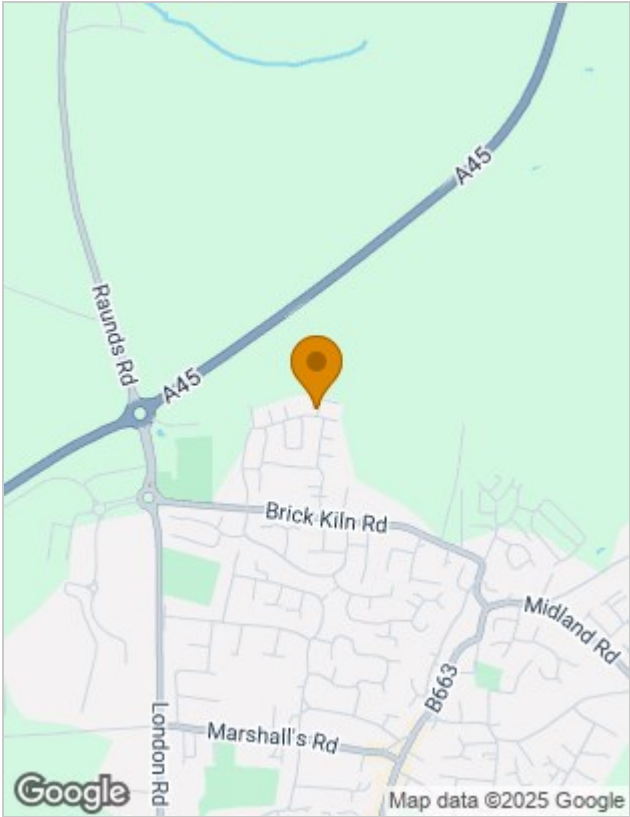
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

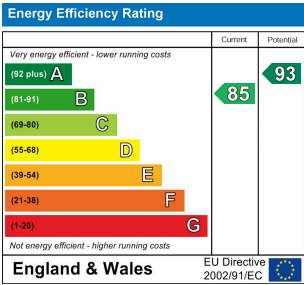
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Location Map



Energy Performance Graph



Council Tax Band:
North Northants

Tenure: Freehold