

CHARLES ORLEBAR

Estate Agents & Auctioneers



45 Swallow Drive, Raunds, Northamptonshire, NN9 6FJ

Offers In The Region Of £300,000





45 Swallow Drive

Raunds, NN9 6FJ

- 3 Bedrooms
- Immaculate condition
- Garage
- Walking distance to local amenities and countryside
- No chain
- Offroad parking
- Secluded position with minimal neighbours
- Family bathroom, ensuite & w/c

Situated in the tranquil setting of Swallow Drive, Raunds, this stunning semi-detached house offers a perfect blend of modern living and serene surroundings. Built in 2021, the property boasts an impressive 1,125 square feet of immaculate space, ensuring comfort and style for its residents.

Upon entering, you are welcomed into a spacious hall that sets the tone for the rest of the home. The property features three well-proportioned bedrooms, including a magnificent vaulted master suite that occupies its own floor. This luxurious space is enhanced by dual aspect windows, including a skylight that floods the room with natural light. The master suite also benefits from an ensuite and built-in wardrobes, providing both convenience and elegance.

With two bathrooms in total, this home is designed to accommodate family living with ease. The well-appointed kitchen and living areas create an inviting atmosphere, perfect for entertaining or relaxing after a long day.

Outside, the property offers off-road parking for two cars, along with a single garage, ensuring ample space for vehicles and storage. The house is situated in a quiet location, tucked away from the main road, providing a peaceful retreat with only three neighbouring properties.

For those who enjoy the outdoors, the property is within walking distance to local high street shops and the beautiful countryside, making it an ideal spot for fitness enthusiasts and dog walkers alike. With the NHBC warranty still in place, this home is a fantastic opportunity for anyone seeking a modern, well-maintained property in a desirable area.

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Hall

Kitchen/Breakfast Room

11'1" x 8'11" (3.39m x 2.73m)

WC

Lounge/Diner

12'1" x 15'9" (3.69m x 4.80m)

Landing

Bedroom 2

11'1" x 15'9" (3.37m x 4.80m)

Family Bathroom

Bedroom 3

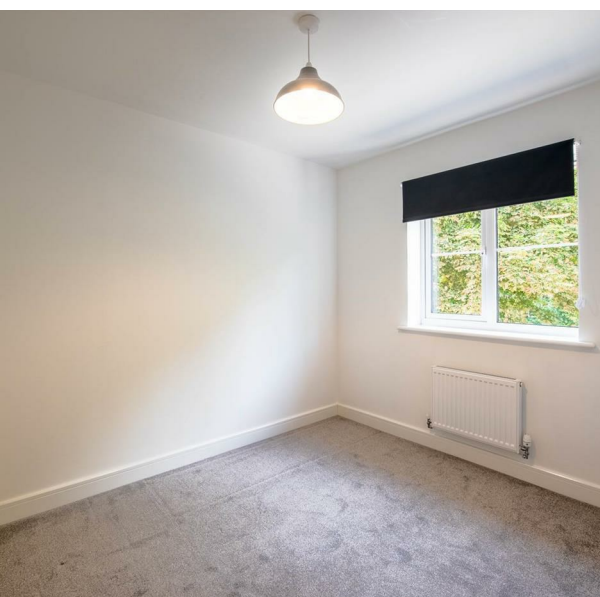
9'4" x 8'4" (2.84m x 2.54m)

Hallway

Bedroom 1

20'4" x 11'11" (6.19m x 3.64m)

En-suite





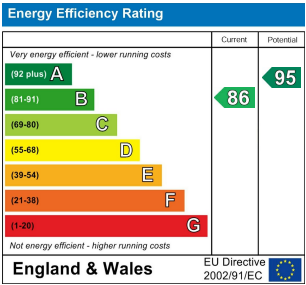
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: C
North Northants

Tenure: Freehold

Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.