

# CHARLES ORLEBAR

Estate Agents & Auctioneers



9 Burystead Rise, Raunds, Wellingborough, NN9 6RZ  
£425,000





# 9 Burystead Rise

Wellingborough, NN9 6RZ

£425,000

- 4 Bedrooms
- Open plan kitchen with underfloor heating
- Modernised throughout
- Offroad parking
- Immaculate condition
- Landscaped garden
- Popular location
- Garage

Tucked away in a quiet and peaceful position, this is a beautifully extended and fully modernised family home offering stylish, spacious accommodation with excellent parking and everyday convenience close by.

The heart of the property is the impressive open plan kitchen / family room, created by the extension and designed for modern living and entertaining. This fantastic space features a large central island, bi-fold doors opening out to the garden, skylights flooding the room with natural light, and the comfort of underfloor heating. The layout provides a real "wow factor" and a perfect setting for family life, hosting and relaxed evenings at home.

Throughout, the house has been thoughtfully updated and finished to a modern standard, creating a move-in-ready home with a contemporary feel.

Outside, parking is effortless with a fully block paved frontage providing space for three or four cars, in addition to a single garage. The location combines peace and privacy with practicality, being within easy reach of local schools, shops and amenities, making it ideal for families and commuters alike.

A superb opportunity to secure a modern, extended home in a sought-after and convenient part of Raunds. Viewing is highly recommended.



## Hall

**Living Room** 15'0" x 11'7" (4.56m x 3.52m)

**Kitchen/family room** 23'7" x 26'4" (7.20m x 8.02m)

**Utility**

8'1" x 5'1" (2.47m x 1.54m)

## WC

## Garage

## Landing

**Bedroom 1** 11'4" x 11'1" (3.45m x 3.39m)

## En-suite

10'5" x 11'7" (3.17m x 3.53m)

**Bedroom 2**

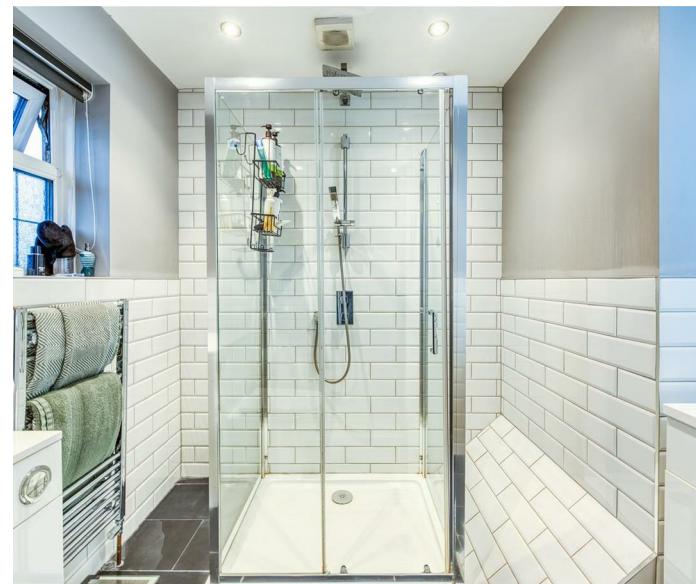
13'0" x 8'5" (3.97m x 2.56m)

**Bedroom 3**

8'0" x 8'2" (2.44m x 2.50m)

**Bedroom 4**

**Family Bathroom**

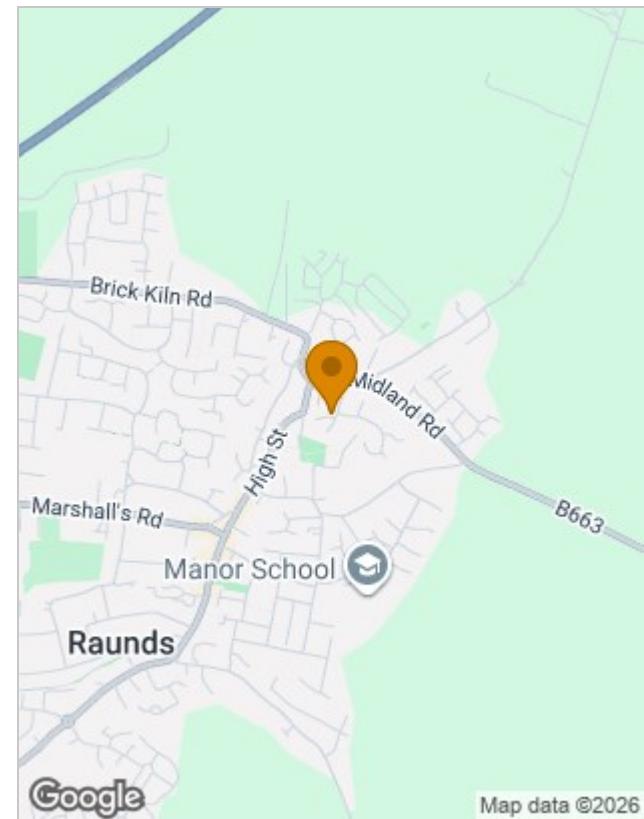




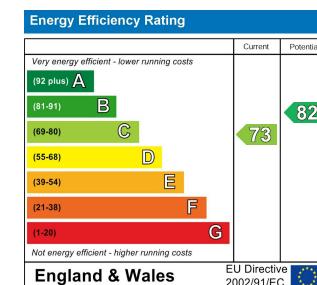
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band:** D  
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.