



7 Darsdale Drive  
Raunds, Northants NN9 6FA



**Simpson & Partners**





Location and interior to impress! This well presented and spacious detached home is situated on a desirable estate on the edge of the market town of Raunds surrounded by countryside walks and a short walk into the town centre where you will find many amenities to include shops, cafes, schooling and pubs. This delightful detached home is set across three floors and boasts five bedrooms, three bathrooms, two reception rooms and open plan kitchen/dining/family room. Further benefits include solar panels, garage and off road parking and enclosed rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, living room with bay window to the front, study/playroom, useful utility room/wc fitted with storage units and plumbing for washing machine. To the rear is an open plan kitchen/dining/family room making an ideal entertaining space. The kitchen is fitted with a range of storage units with built in appliances to include oven, hob and extractor fan, dishwasher and fridge/freezer, patio doors lead out to the rear garden. To the first floor are three bedrooms with the master affording en-suite shower room and family bathroom. To the second floor are two further double bedrooms and shower room. Externally to the front is a wrought iron railings, enclosed garden and pathway to front entrance. To the side is a driveway providing off road parking leading to a detached single garage. The rear garden is enclosed with timber fencing and brick walling, with large patio area set immediately to the rear of the house and lawn area, gated access to the front. Viewing is highly recommended to appreciate the location and space on offer.

 5  3  2

Price £399,750



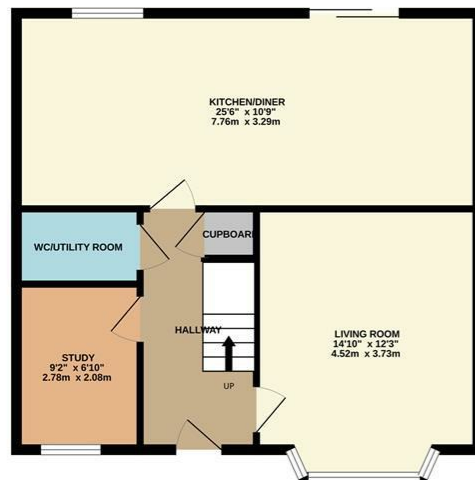




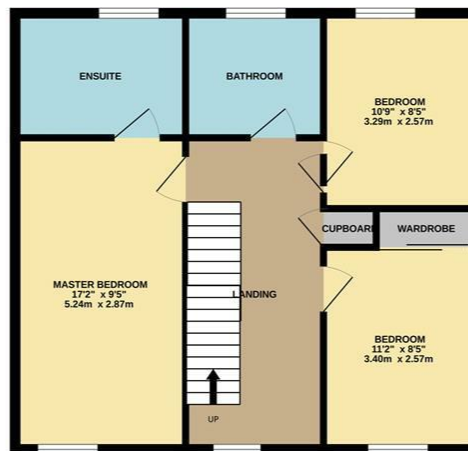
Raunds is a small market town offering many amenities to include shops, pubs, restaurants, schools, dentist and doctors. Raunds itself is a picturesque town located on the southern edge of the Nene Valley, surrounded by scenic farmland and offering easy access to key transport links. With direct train connections to London and nearby access to major roadways, the location is as convenient as it is idyllic.



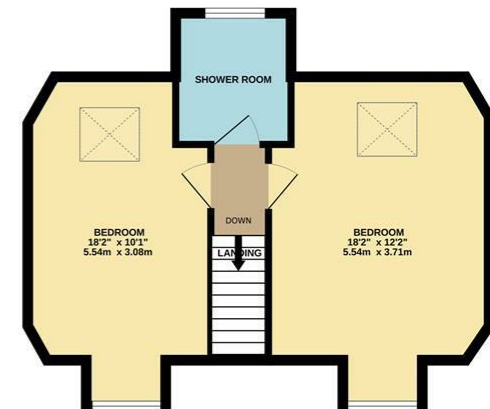
GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>87</b>               | <b>87</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





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