



31 Twyford Avenue
Raunds, Northamptonshire NN9 6HD



Simpson & Partners



More than meets the eye! This much improved and updated semi detached bungalow is situated in the heart of the market town of Raunds with countryside walks on your doorstep and a short walk into the town centre where you will find many amenities. The current owners have carried out some improvements to include new kitchen and bathroom, redecoration throughout and reskimmed ceilings. Further benefits include conservatory to the rear and large covered terrace leading to a workshop making this an ideal entertaining space. Enter the property into the hallway with doors to: modern refitted shower room with walk-in shower, wall hung wc, vanity wash hand basin and underfloor heating, three good sized bedrooms set to the front. Open plan lounge/dining room with double patio doors leading to the conservatory and opening to: refitted kitchen fitted with an extensive range of high gloss units and built in appliances, breakfast bar and under floor heating. The conservatory has views over the landscaped garden and doors to the large covered terrace. Workshop set to the rear with further shed and astroturf lawn, brick BBQ and raised beds. To the front is ample off road parking and gated access to the property and garden. Viewing is highly recommended to appreciate the interior of this lovely home.
EPC RATING C
COUNCIL TAX BAND C

🛏 3

🚿 1

🚗 1

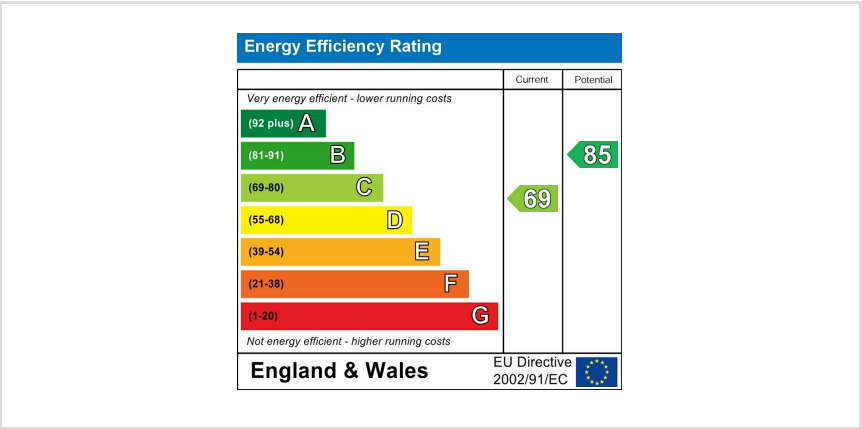
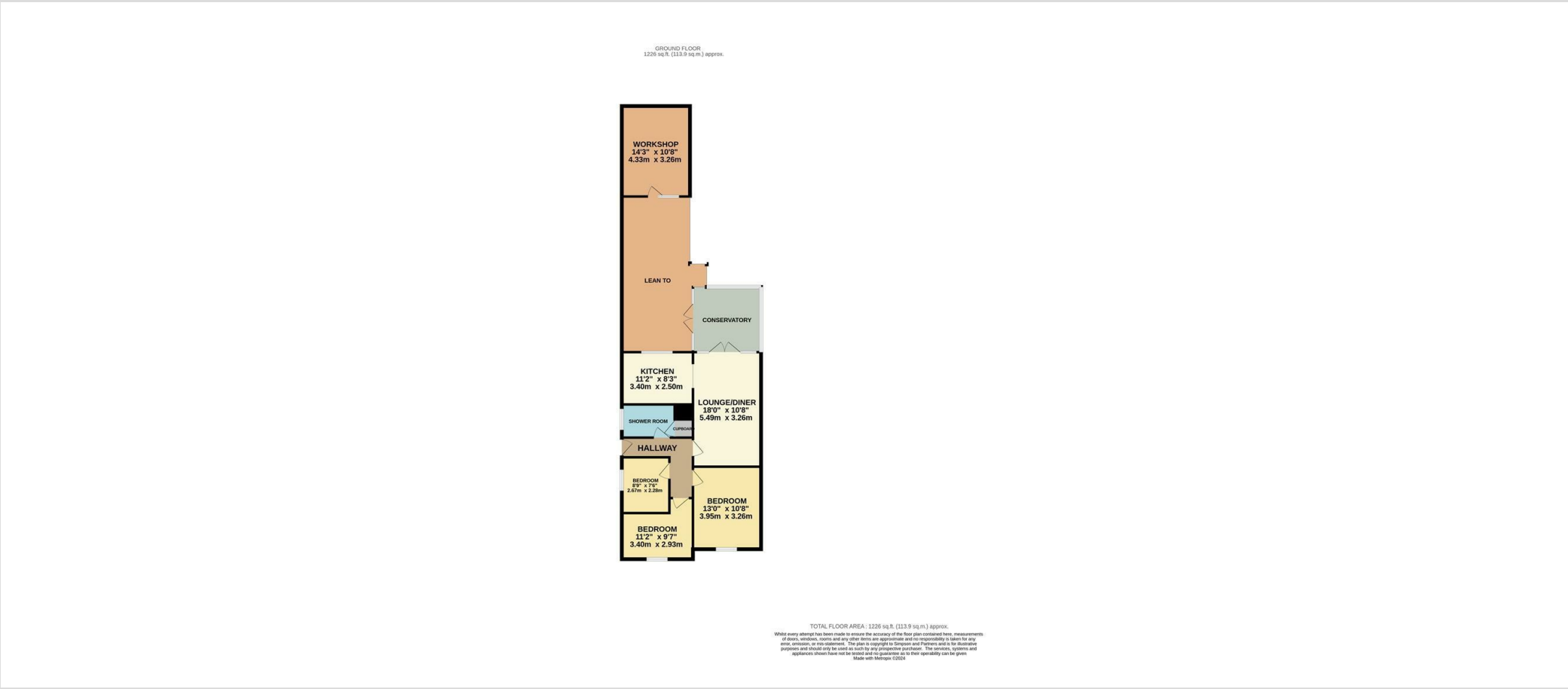
Price £335,000



Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.





When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ