



23 Poppy Drive
Raunds, Northants NN9 6GL



Simpson & Partners



Location and design to impress. This well presented three bedroom detached home is situated on the outskirts of the market town of Raunds with lovely countryside walks on your doorstep and a short walk into the town centre offering many amenities. Further benefits include off road parking and low maintenance garden to the rear. Enter the property into the hallway with stairs rising to the first floor landing and doors to: downstairs wc, kitchen/dining room set to the front with built in oven, hob and extractor fan. Living room set to the rear with patio doors leading out to the rear garden and useful understairs storage cupboard. To the first floor are three bedrooms with the master affording en-suite shower room, further family bathroom fitted with a three piece suite comprising bath with shower attachment, low level wc and pedestal wash hand basin. Externally to the front is a block paved driveway providing off road parking for two vehicles, shrub border and pathway to front door, gated access to the rear garden. The rear garden is low maintenance laid to patio and enclosed with timber fencing. Viewing is strongly recommended to appreciate the location of this well presented home. Council Tax Band C. EPC Rating B.

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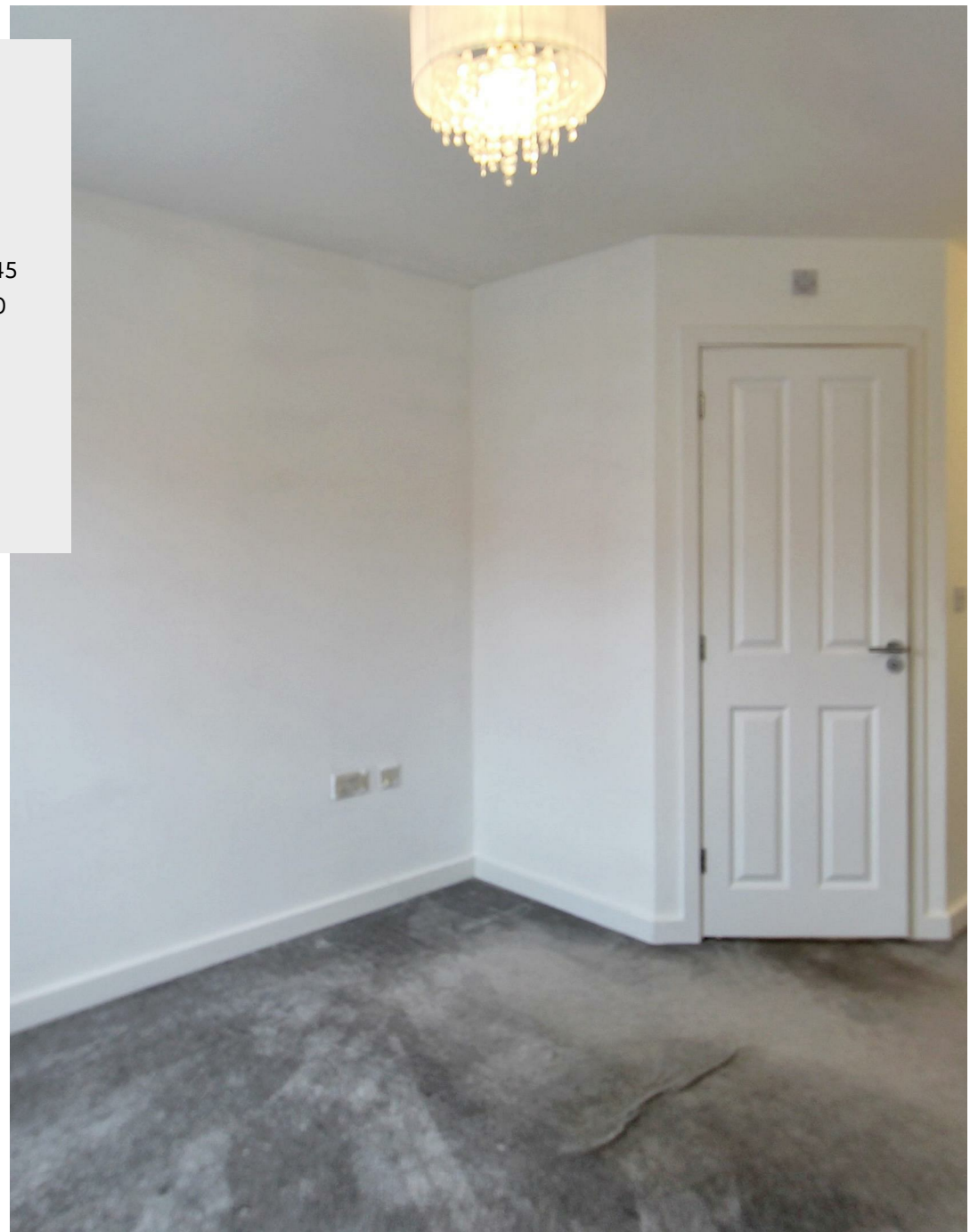
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Price £290,000

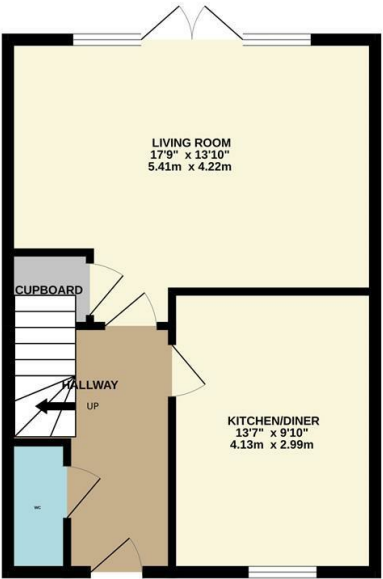


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

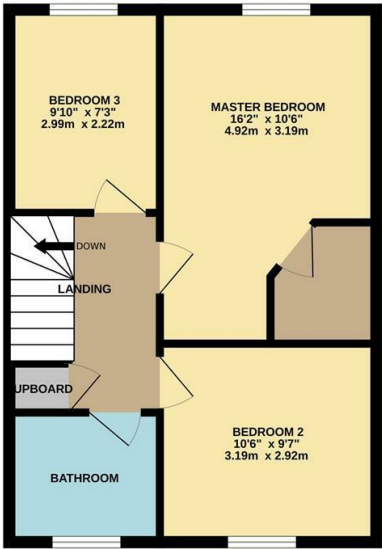
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



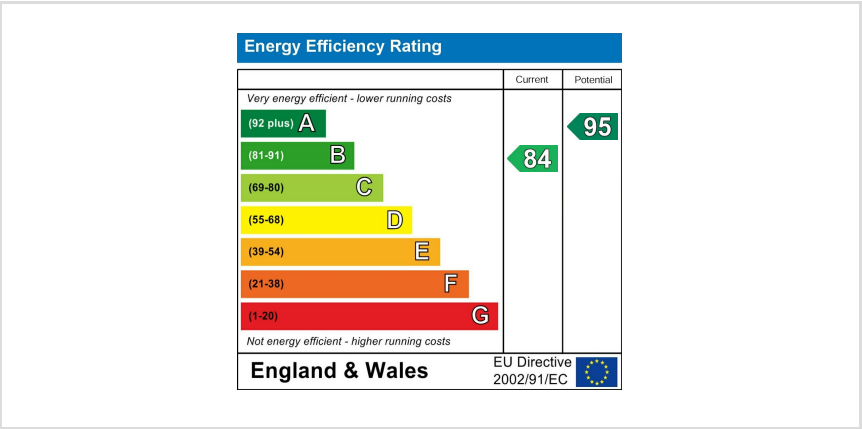
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA - 914 sq.ft. (84.9 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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01832 731222

thrapston@simpsonandpartners.co.uk

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

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