

3 Chelveston Road  
Raunds  
Northamptonshire  
NN9 6DA

£675,000

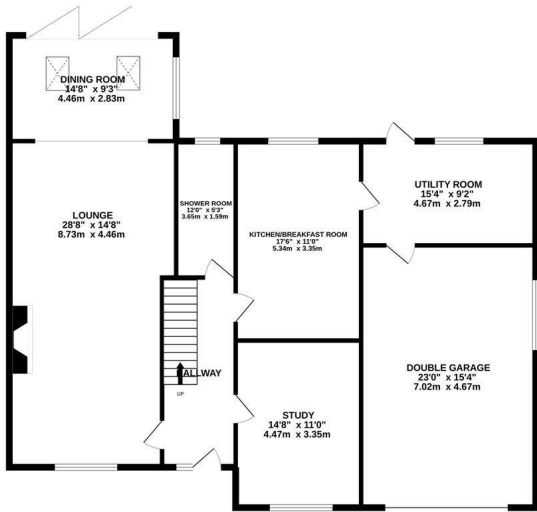


OSCAR JAMES

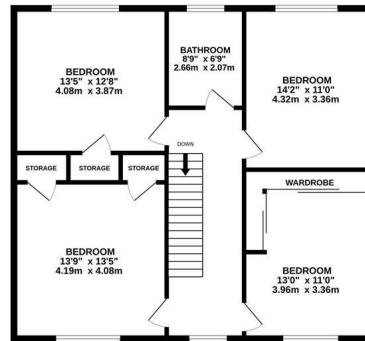
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# FLOOR PLANS

GROUND FLOOR  
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR  
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2447 sq.ft. (227.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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## AT A GLANCE...



Large 42ft Lounge/dining room with Bi-folding doors



Kitchen/breakfast room with fitted appliances & Quartz work tops



4/5 double bedrooms



Refitted Bathroom/shower rooms



Picturesque landscaped rear garden



Large driveway for multiple cars and double garage





## WHAT'S GREAT?

### **\*\*NO ONWARD CHAIN\*\***

This beautifully presented four/five double bedroom detached property is situated on a prestigious road in Raunds, sitting on 0.3 of an acre plot, close to local amenities, pubs, and great schooling.

This Quintessential property has been highly renovated and tastefully decorated throughout, and features a state of the art kitchen/breakfast room, extended lounge/dining room with bi-folding doors, study/fifth bedroom, downstairs shower room and four large double bedrooms and a separate family bathroom.

As you enter the property you are greeted with a large tiled hallway that accesses all of the rooms including the kitchen/breakfast room that is fitted with fully integrated appliances including a double rangemaster oven, five ring gas burner, American style fridge freezer, dishwasher and quartz work tops with a Belfast sink. This in turn leads to a large utility room, which accesses the rear garden and double garage. The Lounge/diner is 42ft with

triple aspect living, with a bay window to the front, wood burning stove with a granite hearth and solid oak lintel, and an extended dining space to the rear with bi-folding doors opening out onto the south-west facing garden.

Upstairs you will find four double bedrooms, with three featuring built in wardrobes. The family bathroom has been tastefully refitted and features a four-piece suite, with separate shower cubicle, bath, and wash basin.

Externally the garden is picturesque, featuring a large patio area and the rest being laid to lawn. There are also various power sockets, and a large shed. The garden is totally private from the rear, and there is additional space along the side of the property which is ideal for a hot tub, caravan /motorhome, and there is also a log store & bin area.

The large driveway is big enough to accommodate multiple vehicles and has access into the double garage that has power and lighting and an electric roller door.

...expect excellence



# SELLER'S SECRET

We have loved living here, and have renovated this into a perfect family home. It has all been refurbished by myself with a view to stay, so everything has been completed to the highest standard possible.



*Why we like it....*

Wow, this is an incredible example of a beautifully refurbished property in an exceptional location in Raunds. There isn't anything that hasn't been thought of on this property, it must be seen to be fully appreciated.

*To buy or not to buy....*

## OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |  
NN8 4HT  
01933 830300  
[www.oscar-james.com](http://www.oscar-james.com)

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