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ESTATE AGENTS



“The Complete Package”



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Nestled into a desirable cul-de-sac in the heart of Raunds, this beautifully presented four bedroom family Home offers the complete package with a generous plot, a private outlook to the rear, well-proportioned accommodation with an open plan Kitchen, and solar panels providing an eco-friendly lifestyle. Raunds is a small, historic market town and has a nice range of cafes, and pubs. There is a small supermarket, library, and doctor's surgery all within a short walk.



Centenary Way,
Raunds,
NN9 6UL





Property Highlights

- Situated in a small development of properties built by Persimmon Homes in 2015, the Property is neatly positioned within the popular cul-de-sac. Raunds town centre is within a stone's throw and there are excellent travel links by car as the A45 is close-by providing convenient access to the A6, A14, M1 and the coveted Rushden Lakes. Wellingborough train station is accessible in just over 15 minutes and boasts a convenient commuter rail link to London.
- Entrance through the composite and glass panelled front door leads into the inviting Entrance Hall which is larger than you would expect. There is an attractive Karndean® floor, painted white stairs to the first floor and access into the principal accommodation.
- Well-proportioned Living Room with a generous window to the front elevation injecting natural light into the room. There is a timber effect Karndean floor, a panelled wall effect feature wall and attractive decor.
- Additional Reception Room, although currently used as a snug, there is a wealth of versatility as it could be a further sitting room, playroom, formal dining room or a fantastic work from home space. There is also a timber effect Karndean floor and a generous window to the front elevation.
- Generously sized Kitchen/Dining Room with a continuation of the Karndean flooring from the Entrance Hall, with French doors to the rear Garden, ample space to dine and entertain, and a door to the Utility Room.
- The fitted Kitchen features eye and base level units topped with a roll top work surface and upstand, a stainless steel sink, space for a dishwasher and fridge/freezer (not included), and integrated appliances to include a low-level oven, a four ring gas hob with a stainless steel splashback, and a chimney style extractor hood.

*All flooring was professionally fitted for the previous owner and the current owners were assured it was genuine Karndean.



Property Highlights

- Separate Utility Room with a composite and glass panelled door to the Garden, access into the ground floor WC, Karndean flooring, additional worktop and storage space, space under the counter for a washing machine and tumble dryer (not included) and a wall-mounted gas fired 'ideal Logic' combi boiler.
- Ground floor WC with Karndean flooring and a two piece suite to include a low-level WC and a pedestal wash hand basin.
- The stairs flow up to the first floor Landing, which is a great size featuring Karndean flooring that seamlessly flows through all the first floor rooms. On the Landing there is a drop-down hatch providing access to the loft and a useful storage cupboard.
- Four Bedrooms, three of which are double sized rooms, and all rooms feature attractive modern decor. The Principal Bedroom is a great size and boasts fitted, mirror faced wardrobe and an attractive private outlook to the rear, along with a modern en suite Shower Room. The En Suite includes a window to the rear elevation, Karndean flooring and a three piece suite to include a low-level WC, a pedestal wash hand basin and a shower enclosure with a thermostatic shower.
- The family Bathroom offers excellent proportions with a window to the rear elevation and a three piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath with a thermostatic rainwater style shower over and a handheld attachment.
- Detached single Garage with a manual up and over door to the front and power to include lighting and power sockets.
- Privately owned Solar Panels. As well as benefitting from a feed in tariff that generates income and reduces electricity bills, when generating power during the day they provide free to use electricity.
- Freehold tenure with a service charge of approx. £320 per annum to include maintenance of the cul-de-sac communal spaces, and the high-quality children's play area that is for residents use only.



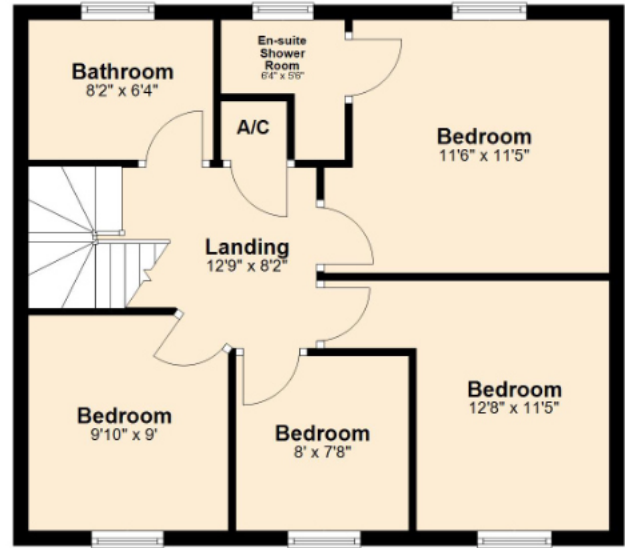
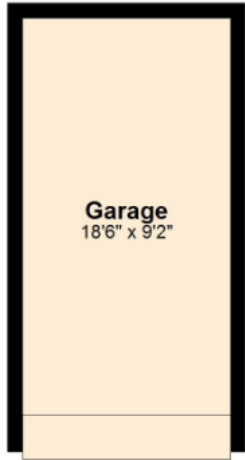
Outside

The Property occupies a great position on the street with a neat frontage. There is a paved path that flows through two lawn areas and leads to the front door, with a covering storm porch proving shelter from the weather. The driveway is sat to one side of the Property and provides off road parking for two vehicles, secure gated access into the Garden and a manual up and over door leads into the detached single garage.

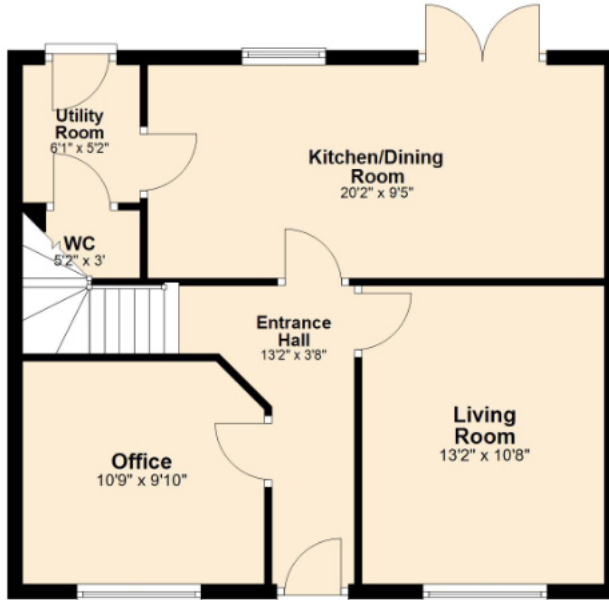
The South-East facing Garden is larger than you would expect and boasts a fantastic private outlook. A wide range of wildlife is regularly seen on the bank, including deer, squirrels, etc. There is a paved patio by the property, a path that flanks the generous lawn and a further paved patio situated behind the Garage that is perfectly positioned to catch the afternoon sun.



First Floor



Ground Floor



Total Area Measurements (Approx.)

Main House - 1231sqft / 114.40 sqm

Garage - 169.6 sqft / 15.76 sqm

Total - 1400.6 sqft / 130.16 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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