



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Bootmaker Crescent,
Raunds,
NN9 6FF



“Style & Design”

... have combined to create the exceptional interior of this fabulous detached family Home, situated on the periphery of Raunds in the popular Darcie Park Development.

Property Highlights

Occupying a desirable position in the first phase of the Darcie Park Development, the established Property boasts an open feel to the front and is just a stone's throw from the countryside walks. Raunds Town Centre is accessible by foot in around 15-minutes and there are excellent travel links by car to the A45, A14, A6 and both Stanwick and Rushden Lakes. In addition to this, Wellingborough Train Station is a 15-minute drive away with a popular commuter rail link to London.

Entrance through the composite front door leads into the inviting Entrance Hall with a modern remote operated Yale lock (linked to Google Home), attractive timber effect 'Amtico' flooring, a useful understairs storage cupboard and stairs that rise to the first floor.

Wonderful bay fronted Living Room, naturally light from the bay window to the front and French doors with sidelight windows to the rear. There is ample space for furniture and a fantastic media wall with built in shelves either side of the recessed TV space, hidden media cabling and useful low-level storage cupboards.

Formal Dining Room with a continuation of the 'Amtico' flooring, dual aspect windows and excellent versatility as it could be used as a further reception room, a work from home space, playroom and much more.

Fantastic Kitchen Dining room with a seamless continuation of the 'Amtico' flooring from the Entrance Hall, LED downlights in the kitchen area and an abundance of natural light from the three dual aspect windows and French doors to the Garden. There is ample space to dine and entertain and a modern fitted Kitchen to include white high gloss eye and base level units, roll top worktops with upstand, a breakfast bar offering an ideal entertaining space whilst cooking, and a composite 'REGINOX' one and a half bowl sink and draining board. There are integrated appliances to include a washing machine, a dishwasher a mid-level double oven, microwave and space and plumbing for a freestanding American style fridge freezer (available under separate negotiations).

Ground floor WC featuring a window to the side elevation, 'Amtico' flooring, panelled walls to dado height and a 'Roca' two piece suite to include a low-level WC and a pedestal wash basin.

The stairs rise to the generous Landing with a window to the rear elevation, a useful airing cupboard and doors to the first floor rooms.

Four Bedrooms, all of which are double in size and three have built-in wardrobes. The Principal Bedroom is an impressive space with ample built-in mirrored wardrobes, an en suite Shower Room and dual aspect windows making for a lovely light room. The En Suite features attractive tiled walls to dado height, a window to the side elevation and a three piece 'Roca' suite to include a low-level WC, a wash basin and an oversized shower enclosure with a thermostatic shower.

Family Bathroom with contemporary tiled walls to dado height, a window to the side elevation and a three piece 'Roca' suite featuring a low-level WC, a pedestal wash basin, and a panel enclosed bath with a fitted shower screen and a thermostatic shower over.

Separate oversized single Garage with a manual up and over door to the front, power sockets and lighting.

Outside

The Property occupies an excellent position on the street with a lovely open aspect. There is a small lawn area to the front with enclosing low-level railings, a well-maintained bush to the front and a paved path with gravelled borders that flows to the front door. There is ample parking on the block paved driveway and a 'Hypervolt' electric car charger point. A secure timber gate from the driveway provides access to the rear Garden and there is access into the Garage via the manual up and over door.

The landscaped rear Garden boasts a private outlook and features a sandstone paved patio by the Property, an area of artificial lawn and timber steps lead down to a further sandstone patio and gravelled area providing various areas to enjoy the sun as it moves throughout the day.

Ground Floor



First Floor



Total Area Measurements (Approx.)

Total - 1,672 sqft / 155.3 sqm



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