

"Beyond Expectation"



**HENDERSON
CONNELLAN**
ESTATE AGENTS



Betournay Close,
Raunds,
NN9 6FD

"Beyond Expectation"

Occupying a superb corner position at the end of a quiet cul-de-sac of similar executive properties, this residence offers an enviable blend of spacious living, modern convenience, and excellent connectivity. With its generous garden, dual-aspect rooms, and thoughtful layout, it's an ideal sanctuary for families seeking a contemporary lifestyle within a well-regarded community.





Property Highlights

Situated on the periphery of the popular Darcie Park Development, this home benefits from being within approximately a 15-minute walk to Raunds town centre, offering convenient access to local amenities. For travel by car, the A45 is close by, providing excellent links to the A14, A6, Stanwick Lakes, and Rushden Lakes. Commuters will appreciate that Wellingborough train station is just over a 15-minute drive away, while Bedford train station is just over 25 minutes, both offering excellent rail links to London.

Enter through the composite front door into the inviting Entrance Hall, which is naturally lit by windows to both the front and rear elevations. It features a timber-effect vinyl floor, a useful understairs storage cupboard, and bespoke-made contemporary shoe storage neatly tucked under the stairs.

The Living Room is beautifully light and generously sized, featuring a bay window to the front elevation and French doors with sidelight windows that open to the patio and garden. Its excellent proportions allow for superb versatility in furniture arrangement.

The Modern Kitchen/Family Room offers excellent proportions and a popular open-plan layout. It features a timber-effect vinyl floor, dual-aspect light from three windows, and French doors to the garden, complemented by LED downlights in the kitchen area. There's ample space for entertaining, and the family area can comfortably serve as a dining space, with a breakfast bar creating a great spot to socialise while cooking.



Property Highlights

The fitted kitchen includes an array of shaker-style eye and base level units, topped with roll-top work surfaces and an upstand. It boasts a stainless steel one and a half bowl sink with a draining board, and a range of integrated appliances, including a dishwasher, a washing machine, a fridge/freezer, a mid-level double oven and microwave, and a four-ring gas hob with a stainless steel extractor hood over.

A separate Dining Room benefits from dual-aspect windows and offers excellent versatility. While currently used as a dining room, this room could easily be an additional reception space, a playroom, or even a ground-floor bedroom if required.

The Ground Floor WC includes a window to the side elevation, a low-level WC, and a pedestal wash hand basin.

The stairs flow up to the First Floor Landing, which is notably spacious. It includes a useful airing cupboard, a window to the rear elevation, and doors leading to the first-floor rooms.

There are Four Bedrooms, all of which are capable of housing double beds. The Principle Bedroom is an impressive room with an abundance of space and natural light from its two windows and ample space for wardrobes. It also features a private En Suite Shower Room. The En Suite includes a timber-effect vinyl floor, a window to the side elevation, and a three-piece 'Roca' suite comprising a low-level WC, a pedestal wash hand basin, and an oversized shower enclosure with a thermostatic shower.

The Family Bathroom features a timber-effect vinyl floor, a window to the side elevation, and a three-piece 'Roca' suite including a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a fitted shower screen and a thermostatic shower over.

Detached Garage with a manual up and over door to the front, ample space to fit a vehicle and befitting from both lighting and power sockets.





The Grounds

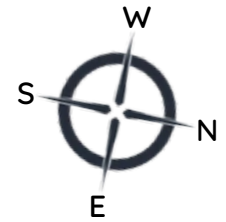
The property occupies a prominent position at the end of a small and desirable cul-de-sac. A low-level picket fence and gate enclose the front forecourt, and a paved path leads to the front door, flanked by low-maintenance gravelled borders on each side. A lawn area sits to one side of the property, providing an unexpected amount of additional garden space at the front and excellent potential to extend or enlarge the garden further (subject to relevant consent).

The rear garden features a fantastic south-west facing aspect and is larger than you might expect for a modern home. An Indian sandstone patio by the property provides an excellent entertaining space, while the lawn extends up the garden with deep, well-stocked planted borders, a summer house, power sockets, and an outside tap, all secured by convenient gated access to the driveway.

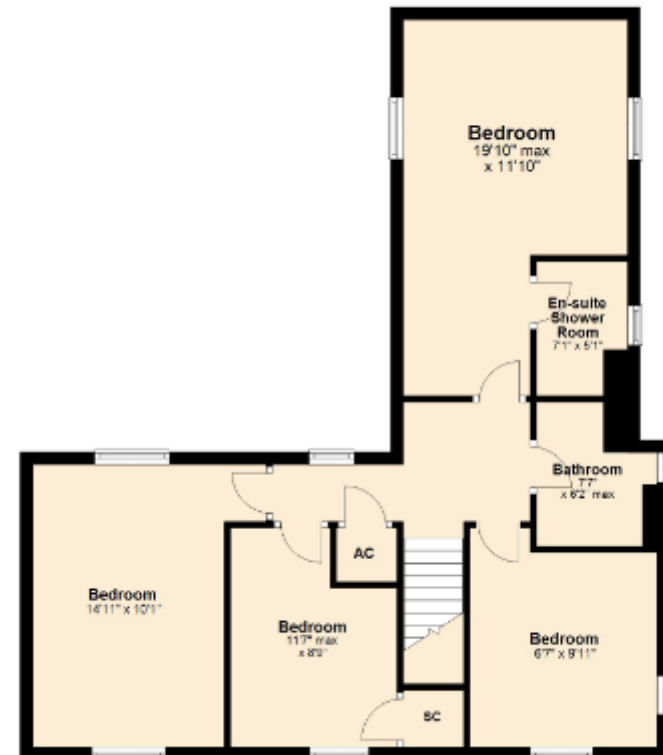




Ground Floor



First Floor



Total Area Measurements (Approx.)

House - 1517.80 sqft / 141.01 sqm

Garage - 207.40 sqft / 19.27 sqm

Total - 1725.20 sqft / 160.28 sqm

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