



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Chelveston Road,
Raunds,
NN9 6DA

"Made for Memories"

With a plot measuring just over quarter of an acre and extensive contemporary accommodation, this wonderful detached property is perfect for family living and making memories!





Property Highlights

Situated in a desirable and established part of Raunds with other similar executive homes close by. The town centre is within close walking distance and there is convenient access to the A45 which boasts excellent travel links to Rushden Lakes, Stanwick Lakes and the A14, A6 and M1. Wellingborough Train Station is accessible by car in around 15-minutes and boasts a popular commuter rail link to London.

Entrance through the uPVC double doors leads into the entrance Porch and a glass panelled door with sidelight windows opens into the Entrance Hall.

The Entrance Hall is a bright and welcoming space with timber effect ceramic tiled flooring, LED downlights, doors into the ground floor accommodation and stairs that rise to the first floor.

The Living Room is a generous space allowing a host of options with furniture. There is sectional LED downlights, timber effect ceramic tiled flooring, large sliding doors into the conservatory and a solid limestone fire surround and hearth with a gas insert.

The stunning Kitchen is the hub of the house with a modern and contemporary feel. Featuring wet-underfloor heating, sectional LED downlights, a pedestrian door into the garage, access into the utility room and two sets of sliding doors that lead through to the conservatory, providing ample natural light.

The fitted Kitchen includes an array of contrasting eye and base level units with under counter lighting, square edge worktops with matching splashbacks, and a central island unit with additional storage, creating a fantastic space to entertain whilst cooking. There is a composite one and half bowl sink and draining board, and integrated 'NEFF' appliances to include a fridge/freezer, a dishwasher, two 'slide & hide' ovens, a combination microwave oven with warming drawer beneath, and a five-ring induction hob with a concealed extractor over.

The separate Utility Room boasts a continuation of the high-quality finish as the kitchen and ample additional storage. There are LED downlights, timber effect ceramic tiled flooring, contrasting eye and base level units, square edge worktops and a composite sink and draining board. In addition to this, there is space and plumbing for two undercounter laundry appliances (not included) and a door with a sidelight window that leads into the bar area.



Property Highlights

Ground floor WC with a door from the entrance hall into the wash area and a further door that leads into the WC.

The Bar is a great space with a door that leads directly onto the patio area in the garden, ideal for enjoying drinks in the sun throughout the day. There is space under the roll top worksurface for three appliances (not included) and a door into the utility room.

Truly impressive Conservatory, measuring 55ft across the rear of the property. There is a high-quality tinted glass roof that aids efficiency and two large radiators that provide year-round warmth. With doors from the living room, kitchen and office, the conservatory provides a wonderful connecting entertaining space with two bow windows and two sets of aluminium bi-fold doors that lead out to the garden.

The stairs flow up to the first floor Landing with natural light from the feature window to the front and a gallery style banister giving a great sense of space. A drop-down hatch and ladder provide access to the Loft, which is fully boarded with two skylight windows and power sockets.

Five double Bedrooms, all of which are generous and naturally light rooms. The Principal Bedroom is a fantastic size room and benefits from a naturally light feel from the window to the front and two sets of French doors with Juliet balconies to the rear. There are a host of fitted wardrobes, a dressing table and a modern en suite shower room. The En Suite benefits from a contemporary feel with ceramic tiled flooring, metro tiled splashbacks, a chrome heated towel radiator and a three piece suite to include a low-level WC, a wash hand basin built into a useful storage unit and an oversized walk-in shower with a low-threshold and an 'Aqualisa' thermostatic shower with a rainwater style shower head and an external start/stop button. Bedroom two is an ideal guest room with a modern en suite shower room. The En Suite includes timber effect tiled flooring, metro tiled splashbacks, and a three piece suite to include a low-level WC, a wash hand basin built into to a useful storage unit and a shower enclosure with a thermostatic shower.

The family Bathroom is an excellent sized space with ceramic tiled flooring and metro tiled walls. There is a chrome heated towel radiator, a window to the side elevation and a four piece suite to include a low-level WC, a wash basin built into useful storage unit, a tile enclosed bath with central taps, and an oversized walk-in shower with an 'AQUAS' electric shower and rainwater style shower head.

Impressive double Garage with two insulated electric up and over doors, lighting, tiled flooring, an array of fitted storage units and a water tap. The Garage would easily accommodate two modern sized vehicles but is also great for family games and entertaining.





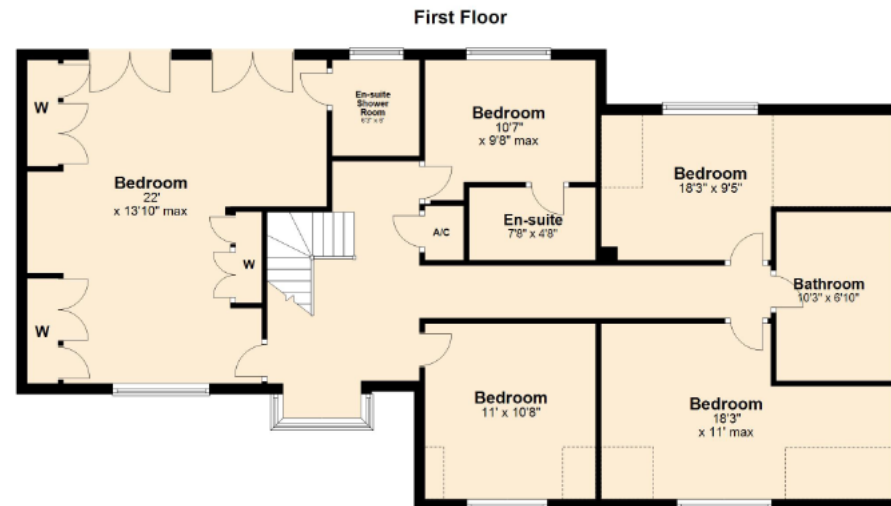
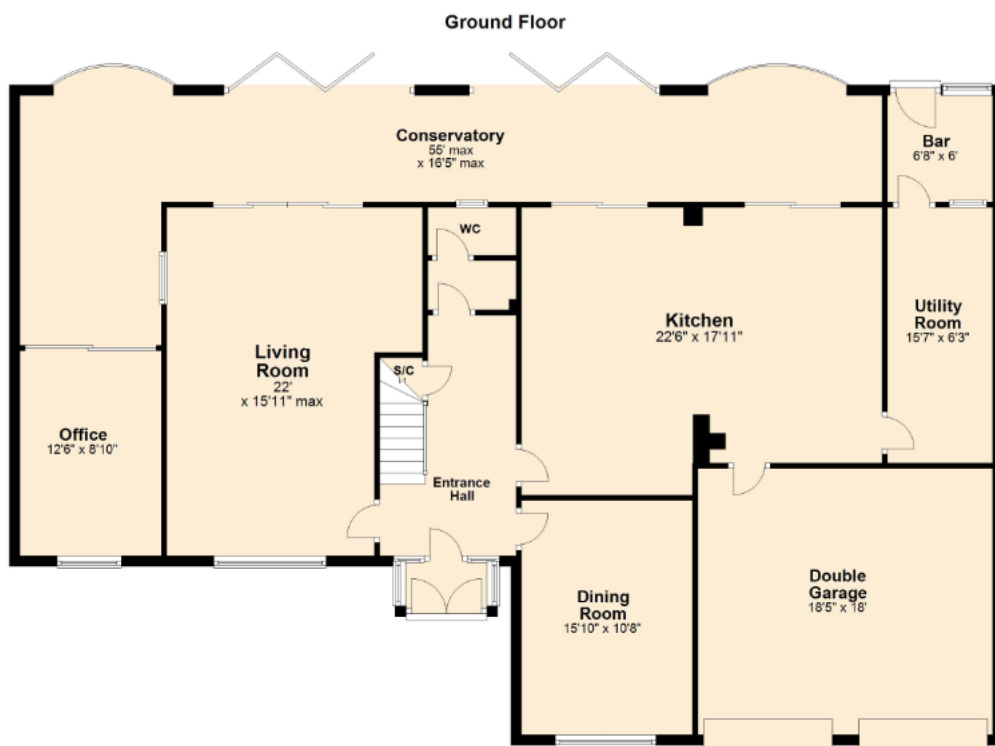
The Grounds

The property occupies a desirable position on the established street with similar executive family homes nearby. There is a timber fence enclosing the neat frontage and stone pillars with a cast iron electric gate provide an impressive entrance into the grounds. The gravel driveway flows into the property with ample parking for all the family and to the front there are 6 mature pine trees that have been impeccably maintained in accordance with the tree preservation orders. There is access to the rear garden down one side of the property, and electric car charger (available under separate negotiations), and the glazed double doors provide access into the house.

The West facing rear garden is a sun worshippers paradise with a private outlook from the single storey dwellings to the rear. There is an extensive Indian Sandstone patio by the property that extends across the entire width, seamlessly connecting the bi-folding doors of the conservatory, the sliding doors of the kitchen, and the door into the bar. The garden has been professionally landscaped with entertaining in mind, with a timber pergola with climbing plants making for an excellent BBQ space, a high quality gazebo with slate tiled roof providing a useful shaded area from the all-day sun, and an additional gazebo housing the hot tub (available under separate negotiations). In addition to this there is a flat and impeccably manicured lawn, deep well-stocked planted borders, a timber shed, a greenhouse/potting shed, external lighting, and an outside tap both at the front and back of the house.





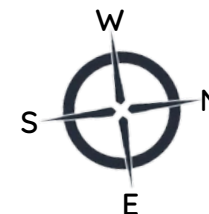


Total Area Measurements (Approx.)

House - 3,057.50 sqft / 284.05 sqm

Garage - 317.10 sqft / 29.46 sqm

Total - 3,374.60 sqft / 313.51 sqm



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