

20 Burystead Rise  
Raunds

£450,000



OSCAR JAMES

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# WHAT'S GREAT?

Oscar James are delighted to welcome to the market this spacious detached family home, located in a cul-de-sac on Burystead Rise in the popular market town of Raunds. Generously proportioned throughout, the property offers versatile living with three reception rooms and four double bedrooms, making it ideal for a growing family.

Upon entering, the welcoming hallway gives access to all ground floor accommodation. The bright and airy dual-aspect lounge features an open fireplace and sliding doors that lead out to the rear garden creating a bright and airy space. There's also a separate dining area perfect for entertaining, as well as a spacious kitchen/diner with ample units and a breakfast seating area.

The double garage has been partially converted to create a fantastic additional reception room. This versatile space could serve as a home office, playroom, or snug—offering flexibility to suit modern family needs. A cloakroom completes the ground floor.

Upstairs, you'll find four generously sized double bedrooms. The standout master suite boasts a separate dressing area with built-in wardrobes and an en-suite. Bedroom three also

benefits from built-in wardrobes, and the family bathroom is fitted with a modern three-piece suite.

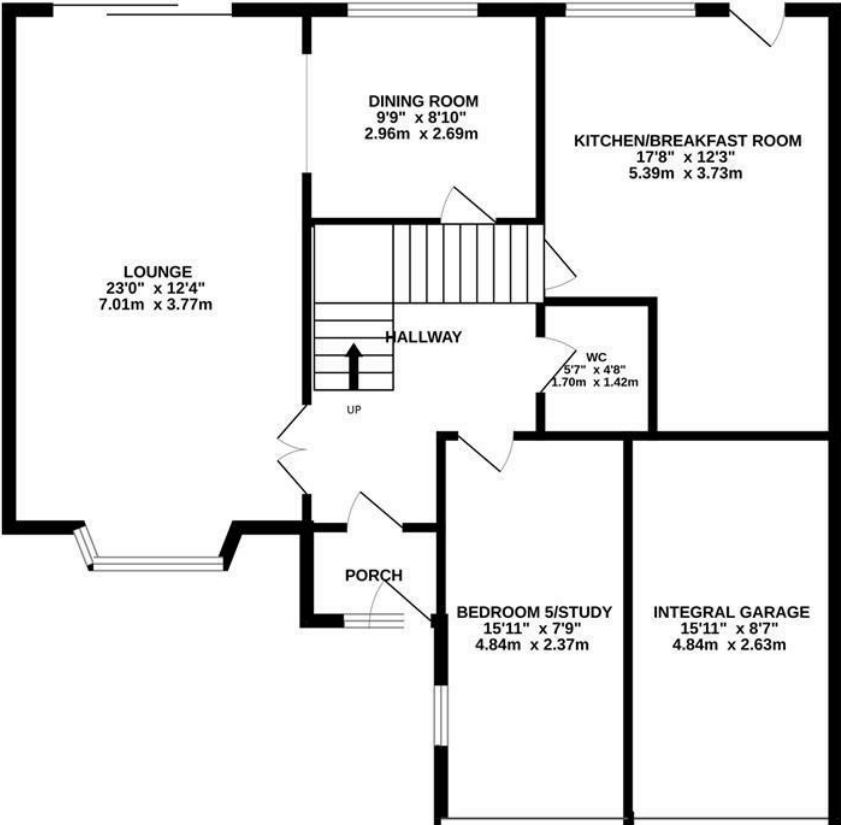
Outside, the mature rear garden enjoys peaceful views over the local parish church. Mostly laid to lawn and bordered with established shrubs, it also features a patio area perfect for outdoor seating and entertaining. To the front, there is a private driveway providing off-road parking and access to the remaining single garage.

This is a fantastic opportunity to acquire a well-presented, spacious family home in a family-friendly location close to local amenities, schools, and transport links.

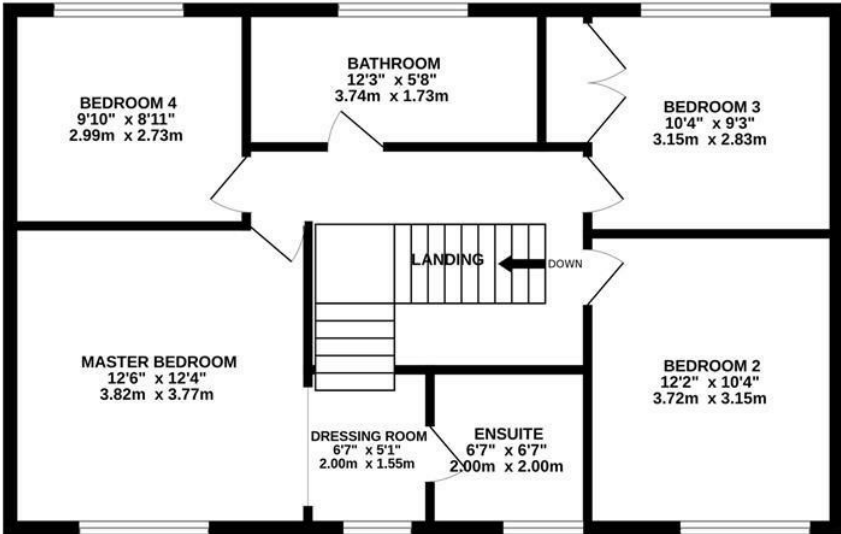
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# Floor Plan

GROUND FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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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# FLOOR PLANS



## AT A GLANCE...



Spacious Accommodation  
Throughout



Large Kitchen/breakfast with  
Separate Dining Room



Four Double Bedrooms



Cloakroom, Ensuite Shower Room  
& Family Bathroom With Four  
Piece Suite



Generous Rear Garden With  
Views Over Parish Church



Driveway providing Off Road  
Parking





# SELLER'S SECRET

The location and spacious living throughout this home is really what made us fall in love with the property. Having an additional reception room has been perfect for us to use as a playroom. We love being in a cul-de-sac and having the gorgeous views of the church behind.



## Why we like it....

You have great road links here and being just down the road from Rushden Lakes is so handy! The rear garden is an ideal size for families and feels incredibly private, with the beautiful backdrop of the local church adding a unique and peaceful touch

# OSCAR JAMES

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To buy or not to buy....

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