

1 Roman Way
Raunds
NN9 6PF

offers in the region of £325,000



OSCAR JAMES

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WHAT'S GREAT?

This wonderful four-bedroom detached family home sits proudly on a generous corner plot and offers uncapped potential. Whether you're looking to reconfigure the current layout or explore the option of a two-storey extension, there are endless possibilities to create your dream home.

Beautifully positioned in a popular area of Raunds, the property is within easy reach of local schools, the High Street and a variety of amenities. Excellent road links are also close by, making it ideal for commuters.

Upon entering, the hallway gives access to a cloakroom and impressive lounge/diner with sliding doors that open directly to the rear garden, bringing the outdoors in. The spacious kitchen provides ample storage, including an understairs pantry. We feel there is also fantastic potential to create a stunning open-plan kitchen/diner spanning the full width of the

property if desired.

Upstairs are four bedrooms and a large family bathroom fitted with a four-piece suite.

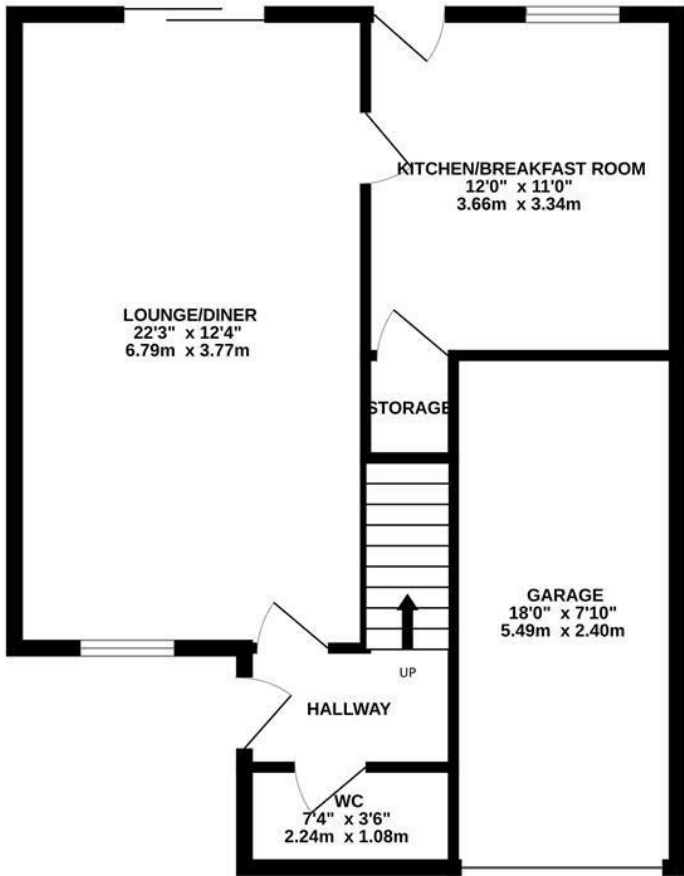
Outside, the private rear garden wraps around to the side, featuring a block-paved area - previously home to a static caravan - offering multiple uses such as additional parking, an outdoor entertaining space, or potential for further development (subject to planning). To the front, there is a driveway providing off-road parking and access to the garage.

With so much scope to personalise and expand, this property truly must be viewed to be fully appreciated.

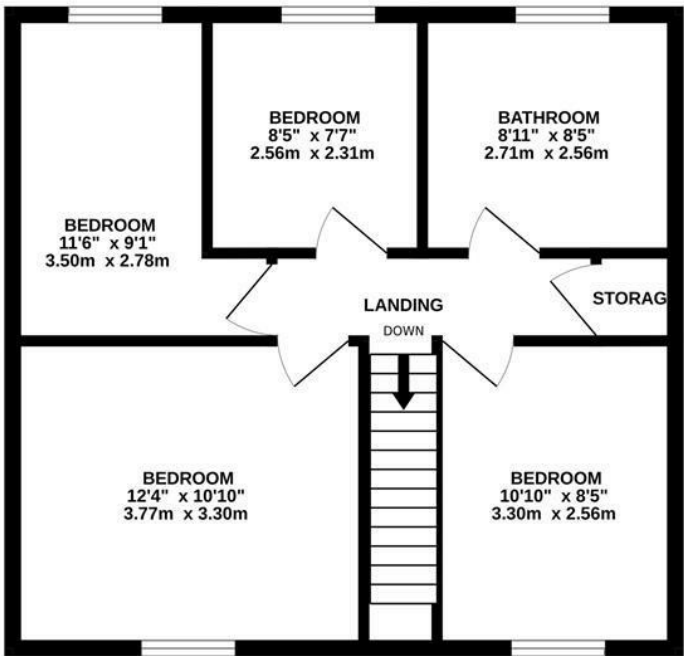
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Floor Plan

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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AT A GLANCE...



Spacious living with great potential



Generous kitchen/breakfast room



Four bedrooms



Larger than average family bathroom & downstairs cloakroom



Private rear garden with huge side plot



Off road parking & garage





SELLER'S SECRET

We've really loved the space and layout of this home - the garden and corner plot have been perfect for family life. It's such a convenient spot near the schools and town, and there's so much potential here for someone to make it their own



Why we like it....

This wonderful four-bedroom detached home offers space, flexibility, and huge potential in one of Raunds' popular locations. Set on a generous corner plot, it's perfect for families looking to create a long-term home, with scope for reconfiguration or extension (subject to planning).

OSCAR JAMES

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To buy or not to buy....
