



Viceroy Close, Raunds Wellingborough NN9 6PJ

welcome to

Viceroy Close, Raunds Wellingborough

Offered with no upward chain this spacious Four-bedroom detached property comprising; entrance hall, cloakroom, lounge, dining room, kitchen and utility. First floor has 2 double bedrooms one with en suite, 2 single rooms and a family bathroom. Externally large driveway, garage and rear garden.



Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the side aspect, WC, wash hand basin, tiling and radiator.

Lounge

19' 5" x 12' 7" (5.92m x 3.84m)

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, radiator, stone fireplace, telephone and television point. Leads into the dining room.

Dining Room

11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window to the rear aspect, double doors from the hall, opening to the lounge and radiator.

Kitchen

11' 2" x 10' 8" (3.40m x 3.25m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, oven and hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect, radiator, door to the utility and double glazed door to the side aspect.

Utility

8' 3" x 6' 6" (2.51m x 1.98m)

Double glazed window to the side aspect, a range of wall and base units with work surfaces over, a sink and drainer, splash backs, plumbing for washing machine, space for tumble dryer and radiator.

First Floor Landing

Double glazed window to the front aspect, split level stairs rising from the entrance hall, airing cupboard, doors to the bedrooms and bathroom.

Bedroom One

11' 7" x 10' 1" (3.53m x 3.07m)

Double glazed window to the rear aspect, radiator and door to en suite.

En Suite

Double glazed obscure window to the side aspect, WC, wash hand basin, shower cubicle, extractor fan, part tiling and radiator.

Bedroom Two

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window to the rear aspect, access to loft space and radiator.

Bedroom Three

12' 7" x 8' 3" (3.84m x 2.51m)

Double glazed window to the front aspect, built in wardrobe (no doors) and radiator.

Bedroom Four

7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed window to the rear aspect and radiator.

Bathroom

WC, wash hand basin, bath, part tiling and laminate flooring.

Externally

Front

Driveway and gravelled area providing off road parking for several cars.

Rear Garden

Enclosed, private garden benefiting from mature trees, patio, gravelled area and garden shed.

Garage

Accessed via double upvc doors, with loft area, additional lighting and multiple power sockets.



view this property online williamhbrown.co.uk/Property/RDS106197



welcome to

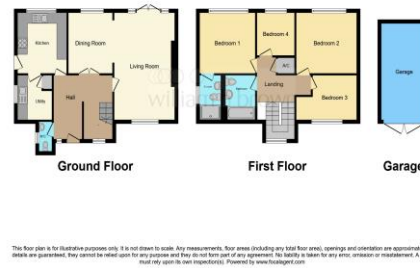
Viceroy Close, Raunds Wellingborough

- FOUR BEDROOMS
- NO ONWARD CHAIN
- WALKING DISTANCE TO SCHOOLS
- ENCLOSED LOW MAINTENANCE GARDEN
- SEPARATE GARAGE WITH ADDITIONAL OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers over

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/RDS106197



Property Ref:
RDS106197 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 626625



raunds@williambrown.co.uk



57 Brook Street, Raunds, WELLINGBOROUGH,
Northamptonshire, NN9 6LL



williambrown.co.uk