



Buttercup Close, Raunds NN9 6GH

welcome to

Buttercup Close, Raunds

William h brown are pleased to present this beautifully presented three bedroom semi-detached home. The property comprises of cloakroom, Kitchen open plan Diner, Living room, Family bathroom, Second bedroom, Master room with ensuite. Third bedroom used as a study, Driveway at the front, view today!



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to the lounge and kitchen.

Cloakroom

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

Lounge

17' 7" x 13' 10" (5.36m x 4.22m)

Double glazed window to the rear aspect, double glazed French doors to the rear aspect, radiator, television and telephone point.

Kitchen / Diner

10' 1" x 15' 4" (3.07m x 4.67m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, fitted electric oven and gas hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the front aspect, radiator and central heating boiler.

First Floor Landing

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

Bedroom One

10' 2" x 17' 2" (3.10m x 5.23m)

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

En Suite

WC, wash hand basin with vanity unit, shower cubicle, extractor fan, shaver point and part tiling.

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed window to the front aspect, access to the loft space, radiator, telephone and television point.

Bedroom Three

7' 3" x 9' 10" (2.21m x 3.00m)

Double glazed window to the rear aspect, radiator, telephone and television point.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, bath with shower over, extractor fan, part tiling and radiator.

Externally

Front

Block paved driveway providing off road parking for two cars and shrub borders.

Rear Garden

Patio providing seating area, lawn area, summer house with hot tub, treated shed and side gate.



view this property online williamhbrown.co.uk/Property/RDS104890



welcome to

Buttercup Close, Raunds

- SEMI DETACHED
- THREE BEDROOMS
- CUL-DE-SAC
- EXTENDED DRIVEWAY
- EV CHARGING POINT

Tenure: Freehold EPC Rating: B

£315,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RDS104890](https://www.williamhbrown.co.uk/Property/RDS104890)



Property Ref:
RDS104890 - 0004

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@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)