

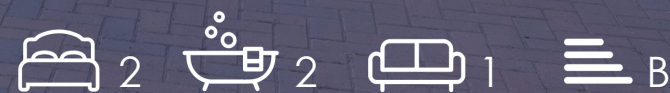
# CHARLES ORLEBAR

Estate Agents & Auctioneers



18 Brawn Drive, Raunds, NN9 6GX

£260,000





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# 18 Brawn Drive

Raunds, NN9 6GX

- 2 Bedrooms
- 4 years build warranty remaining
- Access to green space and countryside
- Ensuite
- Immaculate condition
- Quiet location
- Offroad parking for 2 cars
- W/c

Situated on the edge of a popular modern development in Raunds, this beautifully presented two-bedroom end-terrace home offers spacious accommodation, excellent commuter links and the added benefit of the remainder of its build warranty.

Built to the footprint of some of the development's three-bedroom homes, the property feels particularly spacious and has been exceptionally well maintained by the current owners, presenting an ideal opportunity for first-time buyers, professionals, investors or those looking to downsize.

The accommodation includes a welcoming entrance hall, ground-floor cloakroom/WC, a modern kitchen and a generous living/dining room, providing excellent space for relaxing and entertaining. Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, alongside a modern family bathroom.

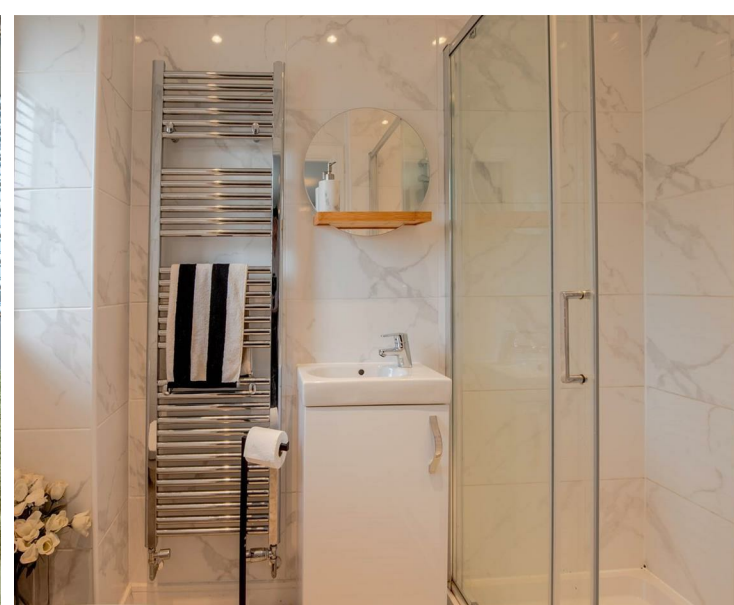
Externally, the property enjoys off-road parking for two vehicles and an attractive position overlooking a pond and open green space to the front, creating a pleasant outlook rarely found on newer developments.

Located in a quiet position on the edge of town, the property offers the perfect balance of convenience and lifestyle. Raunds provides a range of everyday amenities, shops, schooling and leisure facilities, while the nearby A45 and A14 make commuting straightforward. Residents can also enjoy a children's play area on the development and easy access to surrounding countryside walks.

Combining modern energy-efficient living, generous room sizes and an immaculate finish throughout, this is a superb home that must be viewed to be fully appreciated.



Hall	10'2" x 6'7" (3.10m x 2.00m)
WC	6'6" x 3'3" (1.98m x 0.99m)
Kitchen	10'2" x 7'10" (3.10m x 2.40m)
Lounge/Diner	15'7" x 15'6" (4.76m x 4.72m)
Landing	8'4" x 6'9" (2.55m x 2.06m)
Family Bathroom	6'7" x 6'9" (2.00m x 2.06m)
Bedroom 1	13'3" x 10'11" (4.05m x 3.33m)
En-suite	7'1" x 4'2" (2.17m x 1.28m)
Bedroom 2	13'1" x 8'4" (4.00m x 2.53m)





## Floor Plans



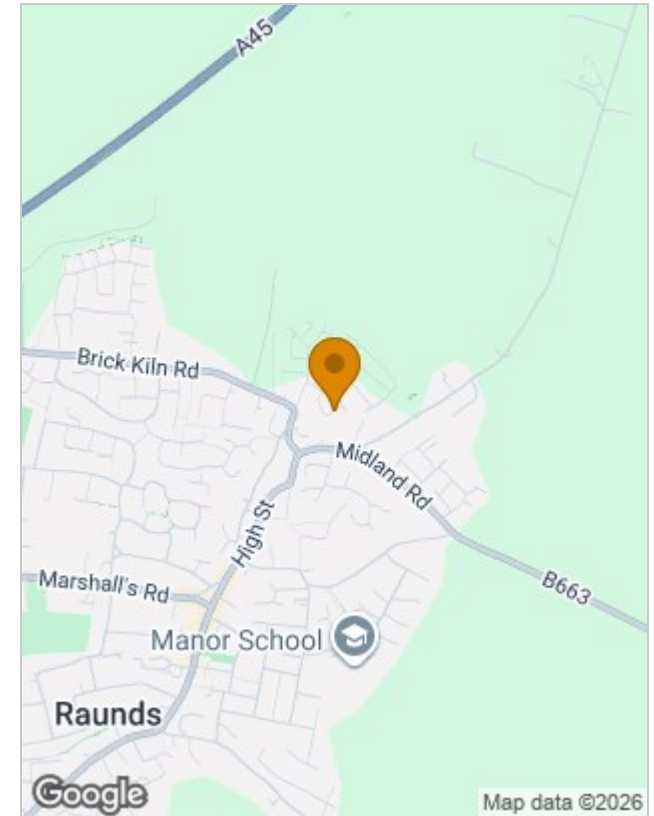
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

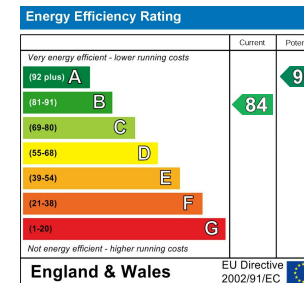
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph



**Council Tax Band: B**  
North Northants

**Tenure: Freehold**