

14 Burystead Rise
Raunds
Northamptonshire
NN9 6RZ

£460,000



OSCAR JAMES

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WHAT'S GREAT?

Situated in the corner of a quiet cul-de-sac in a desirable part of Raunds is this impressive and extended family home. Ideally located within easy reach of local amenities and well-regarded schools, the property also enjoys charming views towards the church, adding to its appeal.

This is the definition of a true family home, set within a family-oriented area and offering exceptionally versatile living space. Modernised and thoughtfully extended, the property provides generous accommodation throughout.

The entrance porch gives access to both the double garage and the main hallway. To the front, the lounge is well-proportioned while the heart of the home is undoubtedly the stunning kitchen/diner. Refitted and offering ample room for dining and entertaining. To the rear, an extension creates an additional reception room, enhanced by dual-aspect windows that flood

the space with natural light. A further significant addition is the generous room currently used as Bedroom Five, offering fantastic flexibility as a guest suite, home office, playroom or additional living area. A convenient cloakroom completes the ground floor.

Upstairs, there are four bedrooms and a family bathroom. The master bedroom benefits from an en-suite, while Bedroom three includes built-in storage.

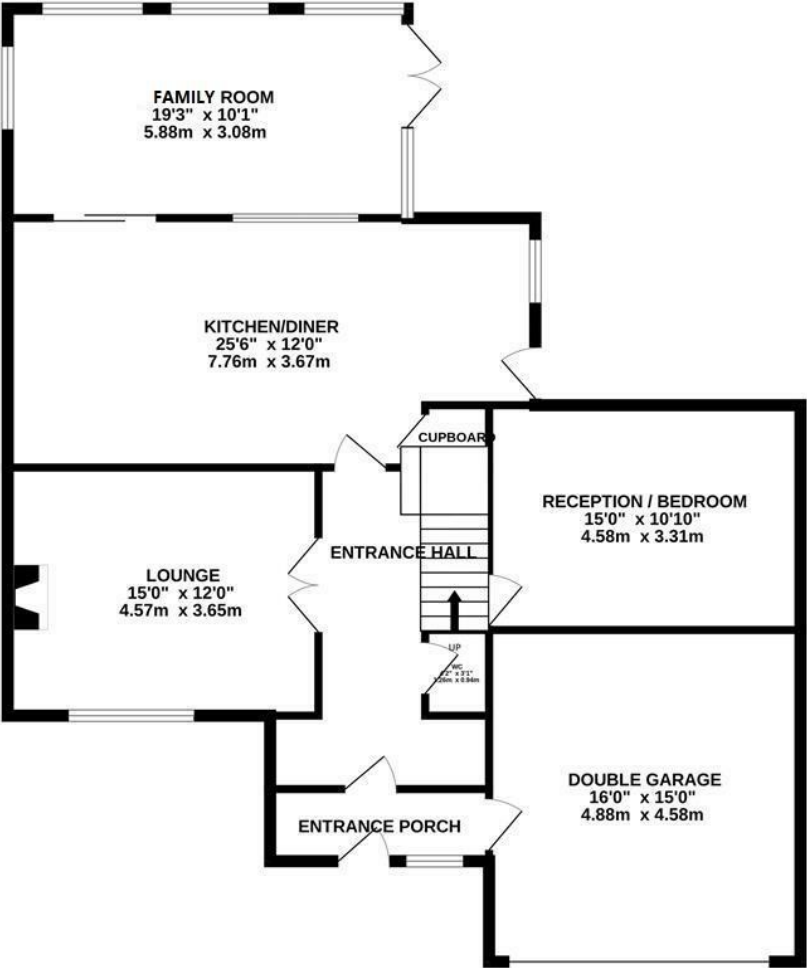
Externally, the rear garden is designed for low maintenance and features a cosy covered seating area. To the front, a large driveway provides plenty of off-road parking in addition to the double garage.

The property is ideally positioned close to Rushden Lakes and Stanwick Lakes, offering a wealth of shopping, leisure, and outdoor activities. Excellent road links further enhance its accessibility, making this a superb opportunity for families and commuters alike.

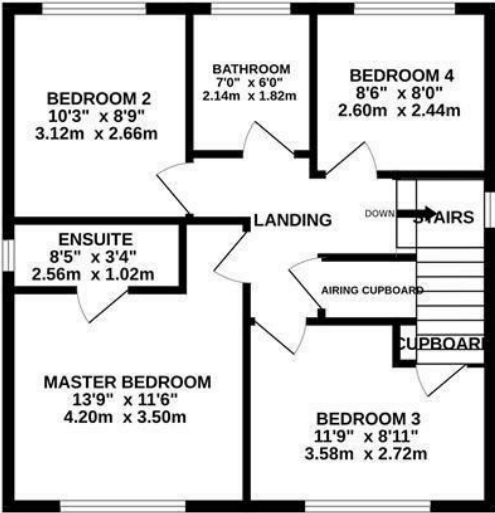
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Floor Plan

GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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 throughout



Modern kitchen/diner



Four/five bedrooms



Family bathroom, ensuite & cloakroom



Views overlooking the church



Driveway providing off road parking & double garage





SELLER'S SECRET

We have lived here for such a long time and its been the most prefect family home for us. we have enjoyed modernising and enhancing space over the years to suit our needs. I absolutely love the peaceful covered seating area we created in the garden especially during the summer months.



Why we like it....

The sheer space on offer with this home is impressive. You have so many options to utilise the rooms. The location is so lovely and feel very family orientated.

OSCAR JAMES

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To buy or not to buy....
