



Connells

Amber Fields Clay Pit Close
Raunds Wellingborough

Amber Fields Clay Pit Close Raunds Wellingborough NN9 6HY

for sale from
£375,000



Property Description

We are delighted to present 'Amber Fields' an exclusive development of just 14 three and four bedroom homes located within the much sought-after market town of Raunds.

Plot 7 The Beech house type boasts four well-proportioned bedrooms, with three double and one single room, making it an ideal space for families. The master bedroom is complemented by an en-suite equipped with a heated towel rail, Hansgrohe hardware, Roca sanitaryware, and ceramic wall tiles. Each home offers a 10-year New Homes Structural Warranty and includes flooring throughout.

The heart of this home is undoubtedly the open-plan kitchen with a dedicated dining space. It includes an integrated dishwasher and fridge freezer, induction hob with extractor hood, and separate utility room with washer dryer and rear access to the rear garden.

A separate lounge offers a private space for relaxation and downtime, a unique aspect of this lounge is its direct access to the rear garden. Benefiting from an EPC rating of 'B', the property is highly energy-efficient, with the addition of solar panels and EV charger contributing to lower energy costs a feature that sets this property apart from many others in the area. Its location is truly enviable, with excellent public transport links, nearby schools, and local amenities all within easy reach.

Location

Nestled in the charming market town of Raunds, this development is perfect for families, dog walkers, and commuters, with a prime position within the surrounding countryside. Raunds offers a fantastic range of local amenities, all within walking distance from Amber Fields. With good links to the road network and rail services, you can reach London by train within an hour - perfect for commuting!

About The Developer

Archway Group are one of Northamptonshires most respected construction companies. With over 20 years experience in the industry. They place the highest value on understanding what our customer needs. They listen, consult and execute – doing everything they need to do to match and exceed your expectations.

Quality, Service and Craftsmanship

The cornerstones of everything they do from the materials used, the way they work and communicate, our watchword is excellence. They undertake every single aspect of the job and approach every step with the same rigorous attention to detail.

100% commitment

Their craftsmen are among the most experienced and skilled in the area. Each a

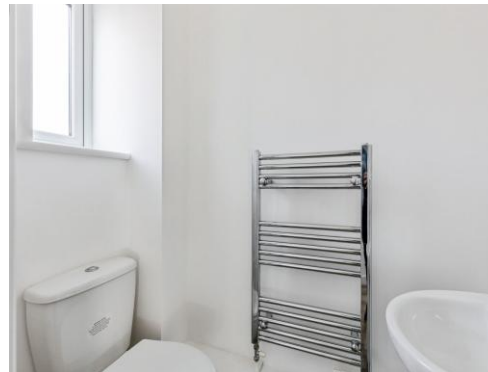
specialist in their field, they share Archway Groups 100% commitment to achieving the very highest standards of workmanship.

Disclaimer

Please note images are for illustrative purpose's only and differences may apply.

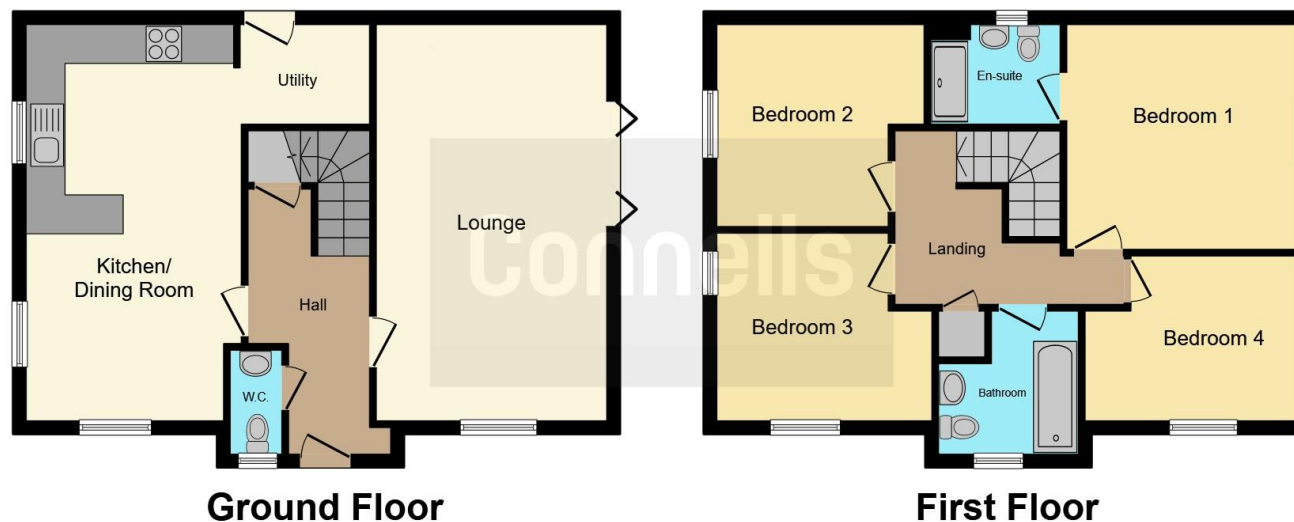
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Montagu Street
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EPC Rating:
 Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308658



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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