



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Chelveston Road,
Raunds,
NN9 6GQ.

“Space to grow, room to thrive.”

Situated in a desirable and established part of Raunds with countryside walks only a matter of minutes away. This spacious five-bedroom home offers a wonderful blend of contemporary family living and everyday convenience in a highly connected area. Featuring a bright, open-plan kitchen and dining area designed for modern lifestyles, it provides a warm and welcoming retreat for growing families.





Property Highlights

Located on the edge of the popular Darcie Park development, this home is just a 15-minute walk from Raunds town centre and its local amenities. Drivers benefit from quick access to the A45, seamlessly connecting to the A14, A6, Stanwick Lakes, and Rushden Lakes. For commuters, both Wellingborough (a 15-minute drive) and Bedford (a 25-minute drive) train stations offer swift, direct rail services into London.

Enter through the composite front door into the Entrance Hall which benefits from wood effect LVT flooring, a useful understairs cupboard ideal for storing shoes, stairs leading to the first and second floors, and doors to the ground floor accommodation.

The Living Room is naturally light from the large bay window to the front elevation, and its generous proportions allow for great versatility in furniture arrangement.

Generously sized Kitchen/Dining Room with a modern Kitchen and ample room for a large dining table making it a great space to host the family at mealtimes. There is a window to the rear elevation and double doors with sidelight windows leading to the garden. It benefits from high gloss eye and base level units, with wood effect roll top work surfaces and matching upstands, a stainless steel one and half bowl sink and draining board, a cupboard housing the modern 'Logic' boiler. Integrated appliances include a dishwasher, four ring gas hob with stainless steel backsplash, extractor fan and a fridge freezer.



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The Office has a window to the front elevation and provides a private area for home working but could also be used as a large cloakroom or playroom for young children.

There is a downstairs WC which is larger than you would expect and is also a combined Utility Room. It has low-level gloss units, wood effect roll top worksurfaces with upstand, a stainless steel sink with draining board and space and plumbing for an under counter washing machine (not included).

The stairs flow up to the first-floor Landing, which is larger than you might expect and benefits from natural light flooding in from the window to the front elevation. There is access to three of the five double bedrooms in the property, access to the family bathroom and an airing cupboard which houses the pressurised water tank. There is an additional staircase from here that leads to the top floor where you will find access to the further bedrooms.

The Principal Bedroom Suite offers excellent proportions, light pouring in from the window to the front elevation and an En-Suite which has a vinyl floor, tiled windowsill, a low-level WC, a pedestal hand basin with tiled splashbacks, and a large shower cubicle with sliding doors and a thermostatic shower.

There are a further two Bedrooms on the first floor which are both double in size and naturally light from windows to the front and rear elevations.

The Bathroom features vinyl flooring and a tiled windowsill. It comprises of a low-level WC, a pedestal wash basin with mixer tap and a panel enclosed bathtub with tiled splashbacks.

On the top floor you can find the remaining two double Bedrooms which are both a fantastic size for teenage children, benefitting from windows to the front elevation and Velux style windows making for bright inviting rooms. The bigger of the rooms also has a hatch which provides loft access.

Top floor Shower Room featuring vinyl flooring, a window to the rear elevation and a mirrored vanity cupboard. It is made up of a low-level WC, pedestal hand basin and shower cubicle with tiled splashbacks and a thermostatic shower.





The Grounds

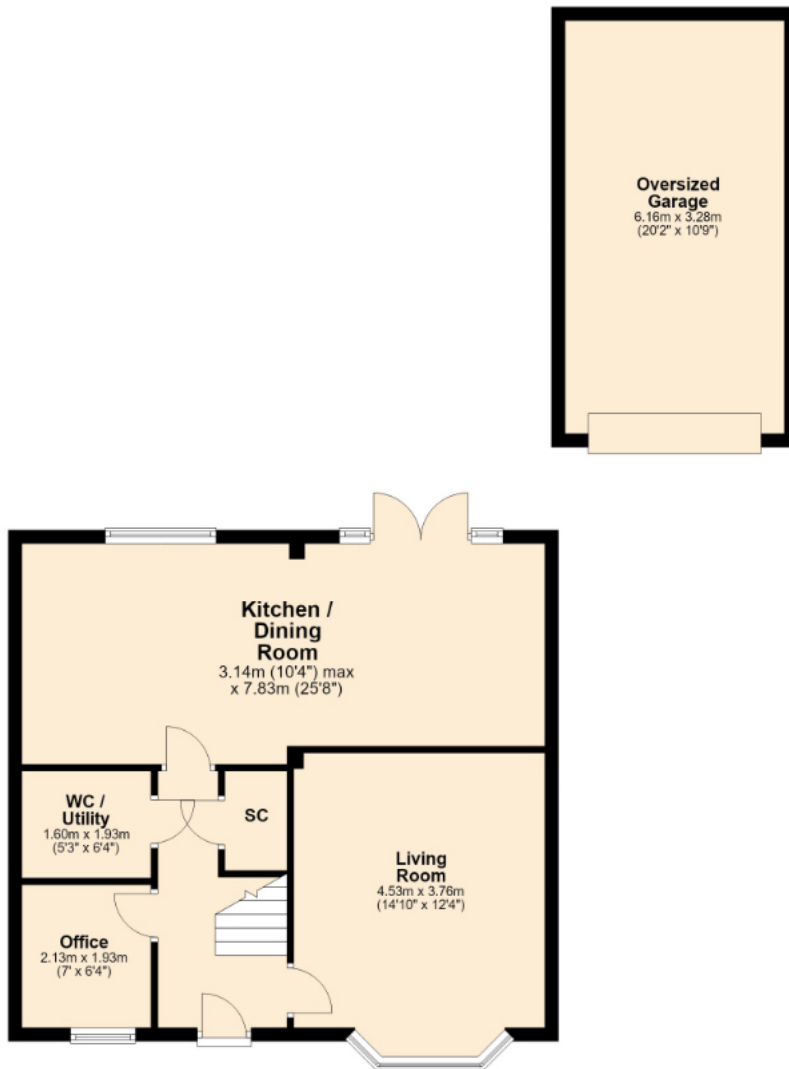
The property is set back from the road and is in a desirable location on this prominent road in Raunds. The property is accessed via a shared block paved driveway with a path that leads to the front door between a small grass lawn and wood chipped area with various planted borders. To the side of the property, you can find tandem parking for two vehicles and the oversized single Garage with manual up and over door. There is also a convenient additional gravelled area which is lined with trees and planted borders and can accommodate parking for a further two vehicles.

The rear garden has been designed with low maintenance in mind and offers an excellent entertaining space. It has a patio area ideal for garden furniture and alfresco dining, a generous lawn, planted borders, and an outside tap. There is a gravelled area where a delightful greenhouse sits (included), perfect for growing fruits and vegetables and a secure gate which leads to the driveway.

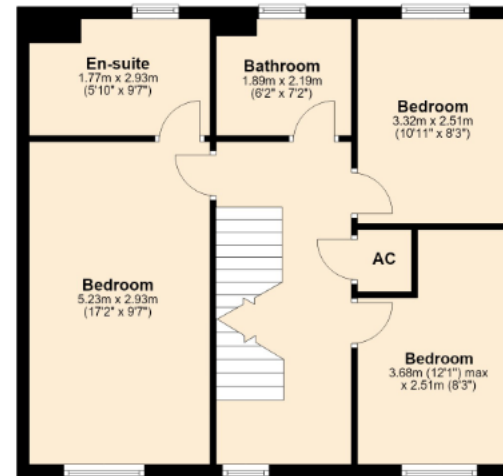




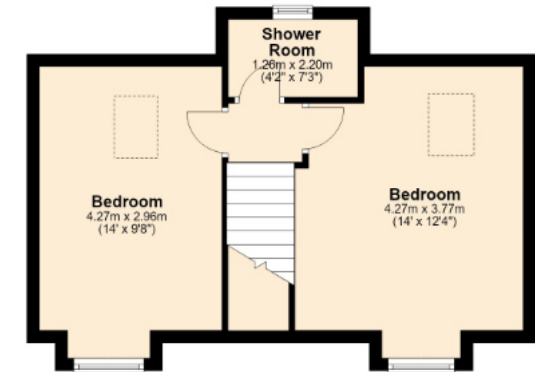
Ground Floor



First Floor



Second Floor



Total Area Measurements (Approx.)

House - 1606.42 sqft / 149.50 sqm
Garage - 220.18 sqft / 20.2 sqm
Total - 1826.6 sqft / 169.7 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.