



41 Darsdale Drive
Raunds, Northants NN9 6FT



Simpson & Partners

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Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.

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About the Property

Corner Plot with garage and off road parking. This well presented four bedroom detached home is situated on the edge of the market town of Raunds with lovely countryside walks on your door step and a short walk into the town where you will find many amenities to include shops, schooling, cafes, etc. Boasting west facing rear garden, off road parking to the side and single garage. Further benefits include Upvc double glazing, gas central heating and solar panels. Boasting three reception rooms and en-suite to master. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom/utility room fitted with storage units incorporating washing machine, inset sink and wc, study/family room set to the front, lovely light and airy living room set to the rear with patio doors leading out to the rear garden and bay window to the side, door to: dining room also set to the rear of the property with patio doors to the rear garden and double doors to modern kitchen/breakfast room.

The kitchen is fitted with ample storage and integrated appliances to include oven, hob and extractor fan, fridge/freezer and dishwasher, bay window to the front. To the first floor are four good sized bedrooms with the master boasting en-suite shower room and further family bathroom with shower over the bath. Externally to the front is a pathway and steps to the front door, wrought iron enclosed garden to the side, lawn garden to the front and driveway and gated access to the side with single garage. The rear garden offers a private aspect enclosed with brick wall and timber fencing, mainly laid to lawn with patio and gravel seating area. Viewing is highly recommended to appreciate this lovely family home.

EPC RATING A

COUNCIL TAX BAND D

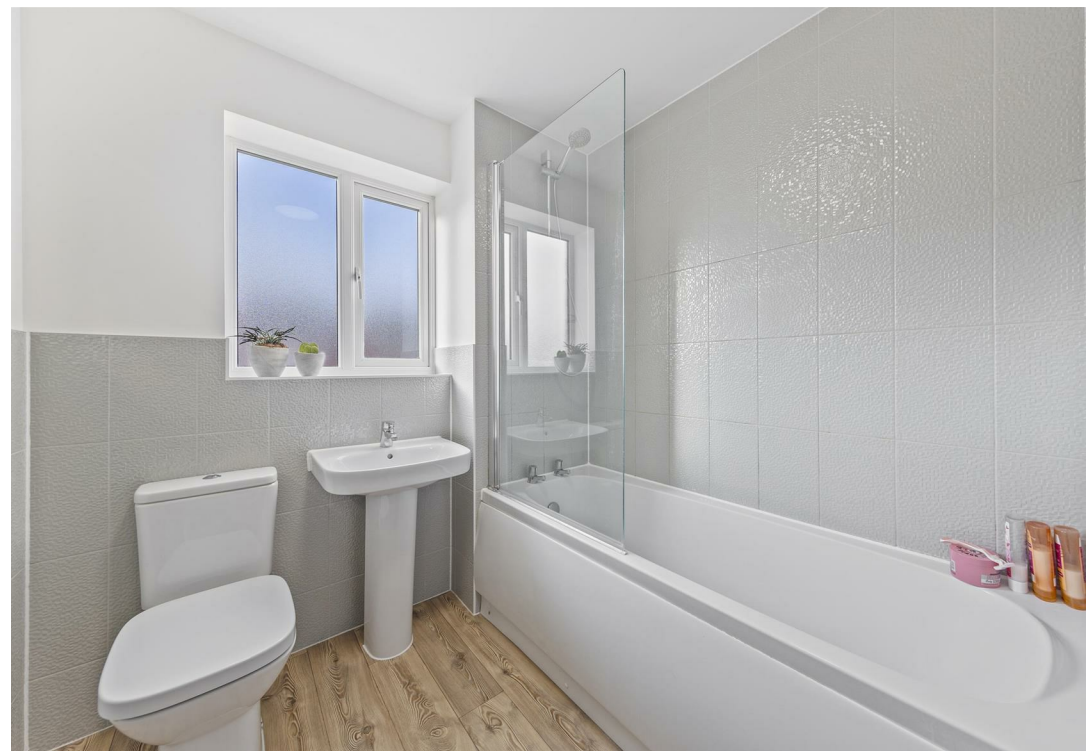
Price £415,000



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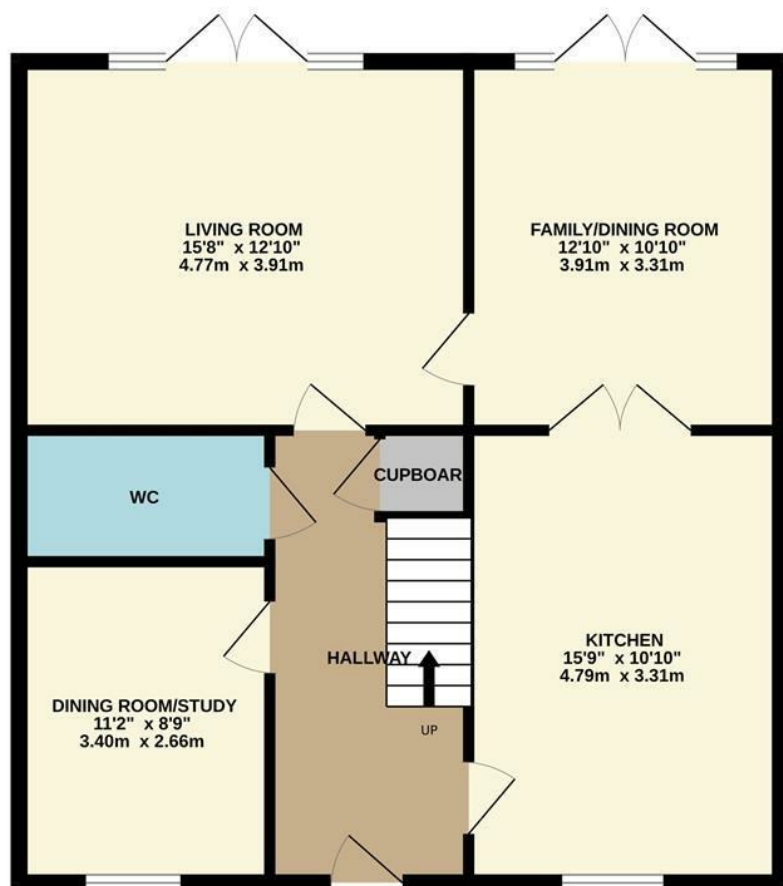
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

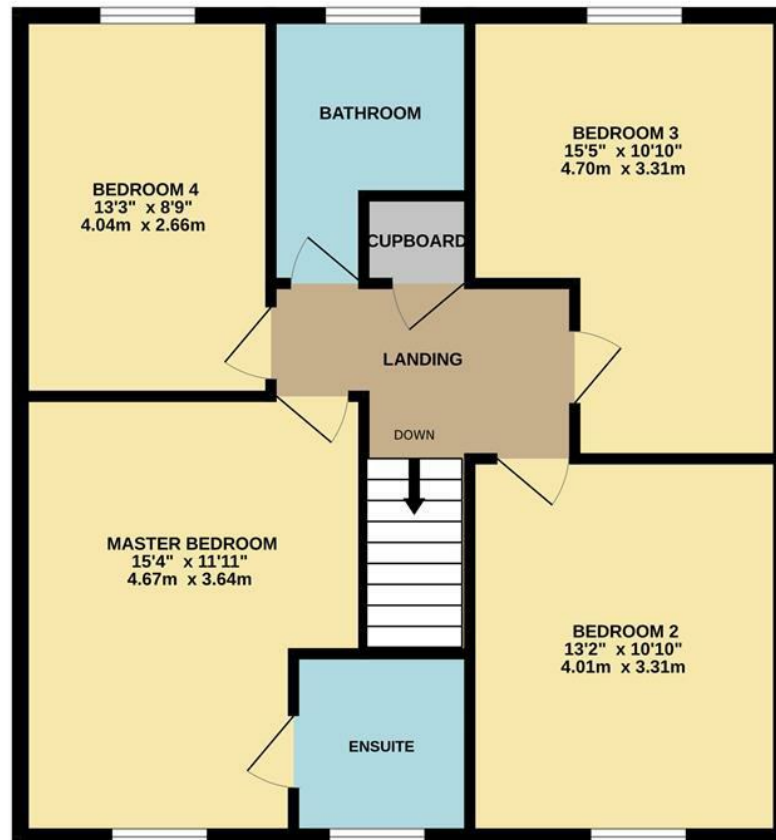


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GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ