

CHARLES ORLEBAR

Estate Agents & Auctioneers

16 Whitney Close, Raunds, NN9 6TW

£260,000





16 Whitney Close

Raunds, NN9 6TW

- 3 Bedrooms
- Offroad parking
- Ensuite
- Landscaped garden
- Garage
- Wc
- Outbuilding/gym
- Walking distance to amenities

Situated in a peaceful cul-de-sac within walking distance of shops, schools, pubs, restaurants and everyday amenities, this well-presented three-bedroom semi-detached home offers an ideal combination of space, convenience and modern family living.

The accommodation is thoughtfully arranged and includes a welcoming living room, perfect for relaxing and entertaining, alongside a spacious kitchen dining room that forms the heart of the home. A convenient downstairs WC completes the ground floor.

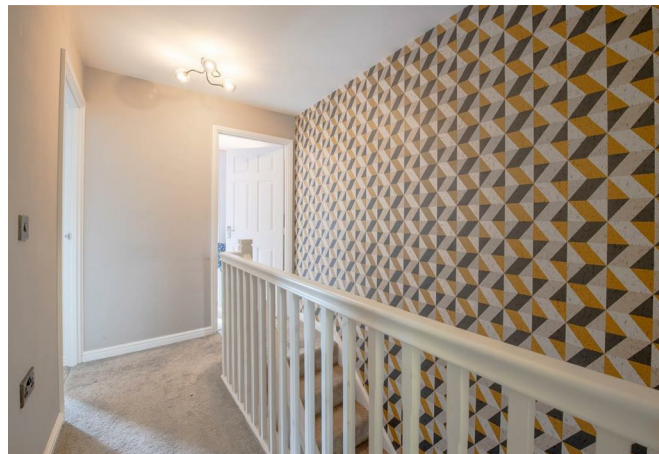
Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the home continues to impress. To the front, there is off-road parking and access to the garage, while to the rear you'll find a beautifully landscaped private garden designed for both enjoyment and practicality. A particular highlight is the versatile outbuilding, currently utilised as a gym, offering excellent potential as a home office, hobby room or additional entertaining space.

Whitney Close is a popular residential location in Raunds, providing easy access to local schools, parks, shops and leisure facilities, making it an excellent choice for first-time buyers, growing families and those looking to enjoy a quieter setting without compromising on convenience.

Early viewing is highly recommended.

£260,000

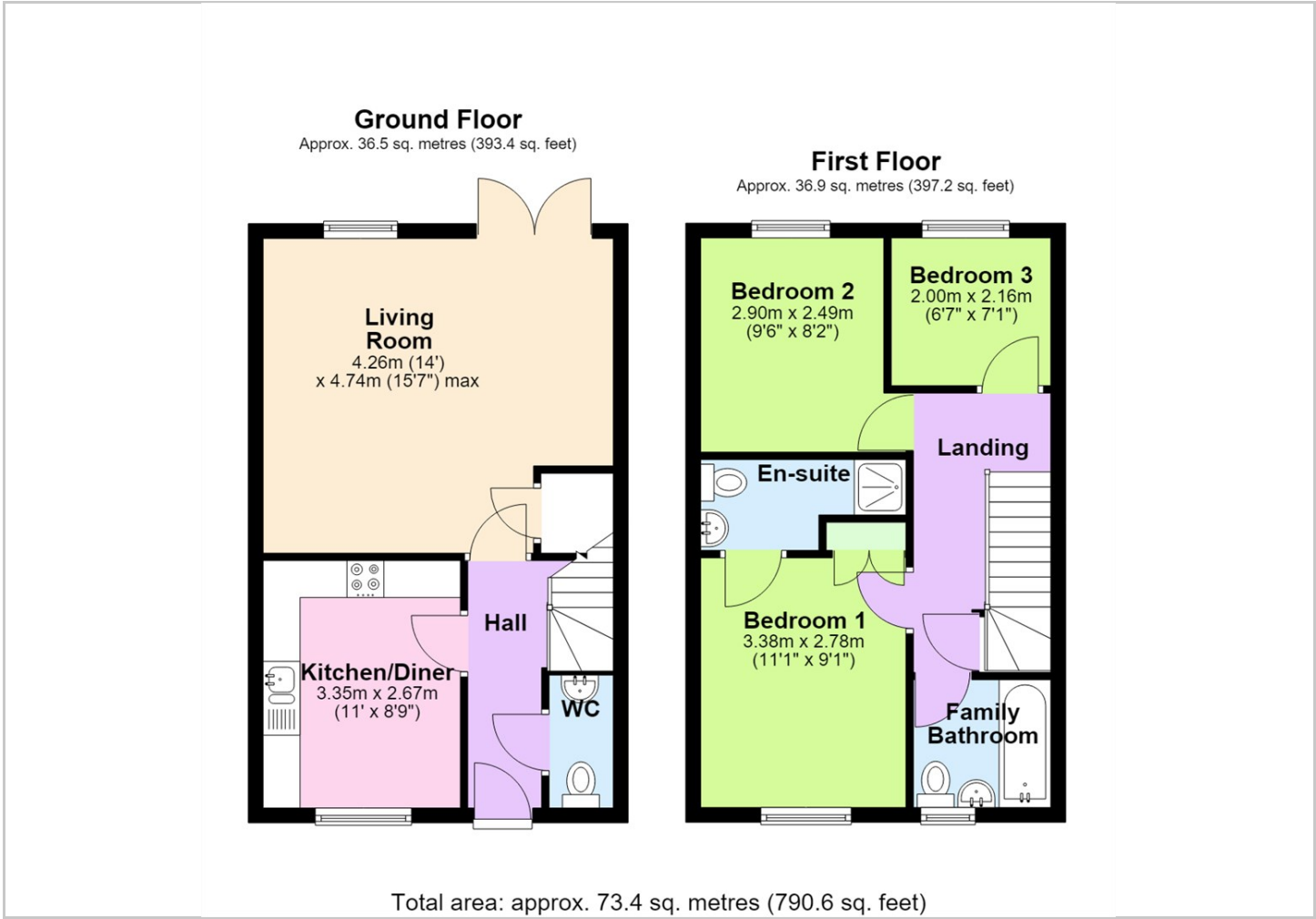


Hall	11'0" x 6'7" (3.35m x 2.00m)
Kitchen/Diner	11'0" x 8'9" (3.35m x 2.67m)
WC	5'11" x 2'10" (1.80m x 0.87m)
Living Room	14'0" x 15'7" (4.26m x 4.74m)
Landing	9'7" x 6'1" (2.93m x 1.86m)
Bedroom 2	9'6" x 8'2" (2.90m x 2.49m)
Bedroom 3	6'7" x 7'1" (2.00m x 2.16m)
Family Bathroom	6'2" x 6'2" (1.89m x 1.88m)
Bedroom 1	11'1" x 9'1" (3.38m x 2.78m)
En-suite	4'0" x 9'1" (1.23m x 2.78m)





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.

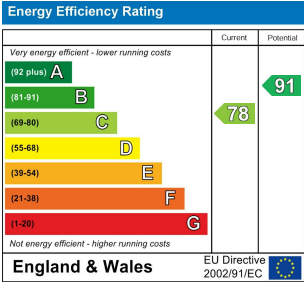
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Location Map



Energy Performance Graph



Council Tax Band: C
North Northants

Tenure: Freehold