

The logo for the estate agent, consisting of the lowercase letters 'exp' in white on a dark blue square background.A photograph of a two-story brick house with a grey tiled roof, white window frames, and two front doors with small awnings. The house is set in a paved courtyard with a brick wall and a garage in the background. The sky is blue with white clouds.

# 46 Kelmarsh Avenue

Raunds NN9 6UQ

**DARREN WOOTTON**  
BESPOKE ESTATE AGENT

07808 314772 [darren.wootton@exp.uk.com](mailto:darren.wootton@exp.uk.com)



# 46 Kelmarsh Avenue

Guide Price: £270,000

This well-presented three-bedroom semi-detached home is in a very popular location, tucked down a quiet private cul-de-sac. Ideal for any new buyers looking for that modern family home. With a kitchen/diner, cloakroom and good sized lounge to the rear the property provides a great layout for family living. With three bedrooms, two are double, a modern bathroom with independent shower over, storage cupboards the property covers all bases. Then a detached garage with driveway parking finishes off this all round great property.

Ready to move straight into, this beautifully presented three-bedroom semi-detached home is situated on a modern development in a popular area, tucked away in a quiet cul-de-sac. This property is ideal for those seeking a contemporary family home with excellent amenities.

Upon entering, you are greeted by a welcoming hall that leads through to the main living spaces. The heart of the home is a spacious kitchen/diner, perfect for family meals and entertaining, offering ample space for culinary creativity. The good-sized lounge, located at the rear of the property, provides a comfortable and inviting area for relaxation, with direct access to the south-facing garden. A convenient cloakroom on the ground floor adds to the practicality of the layout.

Upstairs, the landing connects to three well-proportioned bedrooms. Two of these are comfortable double rooms, providing excellent space. These are complemented by a modern family bathroom, featuring an independent shower over the bath, designed for both comfort and convenience. Additional storage cupboards ensure a clutter-free living environment.

Externally, the property boasts a desirable south-facing garden, offering a bright and private space for outdoor enjoyment and al fresco dining. A detached garage and driveway parking complete this impressive home, providing valuable off-street parking and storage solutions.

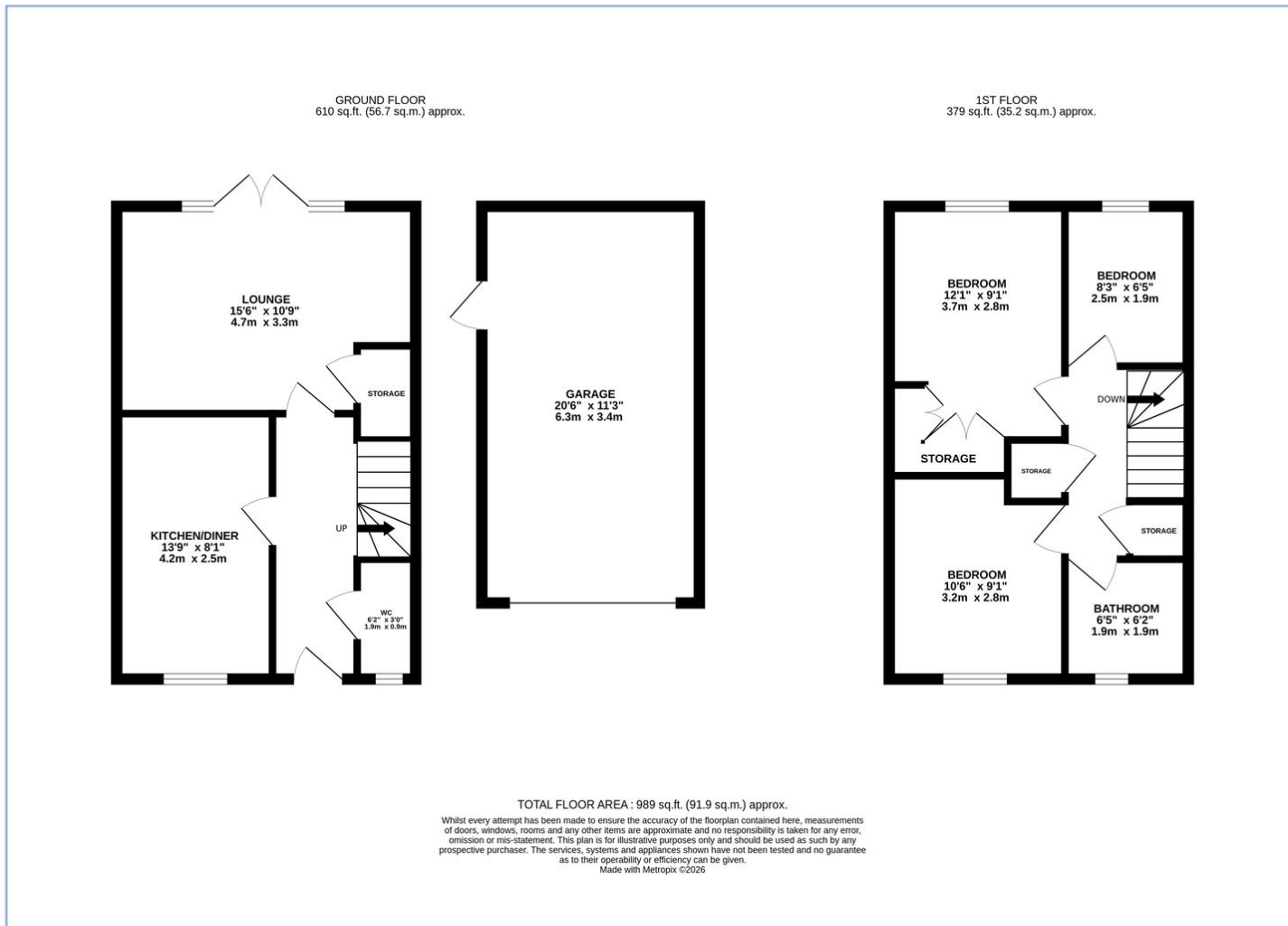
Located with easy access to the highway network, this home offers excellent connectivity for commuters. The popular location ensures proximity to local amenities, making it a highly desirable place to live. To arrange a viewing, please quote DW1501.





Raunds is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourself close to some amazing countryside and the protected wetlands of the Rockingham Forest Trust at Stanwick Lakes, connecting you with the Ringstead and Woodford walking and cycling routes at your doorstep. Chester House and Irchester Country Park are a short drive away which have been very popular destinations for families. If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Call Darren Wootton to arrange a viewing on **07808 314772**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**DARREN WOOTTON**  
BESPOKE ESTATE AGENT

**07808 314772**  
darren.wootton@exp.uk.com

