



8 Furnells Close

Raunds, Northamptonshire NN96LJ



Simpson & Partners



Occupying a delightful position within the ever-popular market town of Raunds, this beautifully presented and thoughtfully extended detached residence offers an exceptional opportunity for modern family living. Tucked away within a quiet cul-de-sac, the home enjoys a peaceful setting whilst remaining within easy walking distance of well-regarded schools, local shops, and a range of everyday amenities.

Internally, the property offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hall and cloakroom W/C, a generous living room, and the true heart of the home — an impressive extended kitchen, dining and family space designed perfectly for both entertaining and everyday living. Flooded with natural light and featuring doors opening directly onto the garden, this superb space is complemented further by a separate utility room.

To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room, whilst a modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a substantial rear garden offering multiple seating and entertaining areas, predominantly laid to lawn and fully enclosed for privacy. To the front is a driveway providing off-road parking and access to the integral garage.

Early viewing is highly recommended to fully appreciate the space, setting, and quality this wonderful family home has to offer.

£375,000



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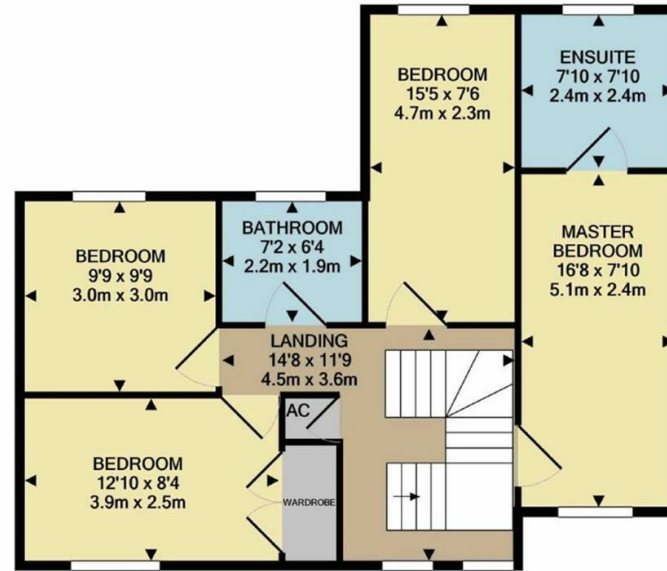


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GROUND FLOOR  
APPROX. FLOOR  
AREA 772 SQ.FT.  
(71.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 701 SQ.FT.  
(65.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1473 SQ.FT. (136.8 SQ.M.)

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#### Energy Efficiency Rating

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





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