



Anvil Crescent, Raunds, Wellingborough
Offers Over £425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached Home Private Drive / Countryside Views
- Five Spacious Double Bedrooms
- Comprehensive Fitted Kitchen / Dining Room
- Home Office / Study, Living Room And Cinema Room (to Bedroom 2)
- Main Bedroom - With En-Suite Shower Room

Description

Entrance Hallway

Step into a bright and welcoming entrance hall, adorned with contemporary ceramic flooring. This inviting space leads to the lounge, study / home office, utility room, and the kitchen and dining area.

Living Room

The living room features a large bay window that floods the space with natural light. Decorated in soothing neutral tones, this room is perfect for unwinding or socialising, with modern fixtures, corner downlights and ample power outlets.

Office / Study

Whether you need a home office or a quiet retreat, the study offers a peaceful environment with a front-facing window, plush carpet, and all necessary connections for your technology needs.

Kitchen

The kitchen boasts a range of high-quality ivory cabinets, a Rangemaster and elegant woodblock countertops. Integrated appliances, including a dishwasher and fridge-freezer, make



this kitchen both beautiful and practical. A must-see for those who love to entertain!

Dining Room

Open plan connection to the kitchen. The spacious, bright, open plan kitchen / dining area overlooks the private garden through French doors, creating a perfect setting for family meals and gatherings.

Utility Area

Enhanced with a full range of ivory cabinets and woodblock worktops, the utility room includes an integrated washing machine, and a stylish 1.5 bowl sink. The cloakroom is fitted with a low-level WC and chrome heated towel rail.

Principal Bedroom

This large principal bedroom is a serene retreat, complete with a window offering picturesque countryside views. The en-suite bathroom features a deluxe double shower with digital controls, a sleek vanity unit, and elegant tiling.

Bedroom Two

Currently set up as an impressive 4K, laser projector cinema room, this large space is perfect for family movie nights or sports events, equipped with multiple power outlets, and a TV point.

Further Bedrooms

Three further double bedrooms provide ample space for family and guests. Each room is bright and spacious, with large windows offering lovely views. These versatile rooms can be adapted to suit various needs, from children's bedrooms to guest rooms or additional office space.

Garden

The property features well-designed landscaped front and rear gardens, providing a serene outdoor retreat. The rear South-Western facing garden provides a thoughtfully planned space for outdoor furniture, hot tub and children's play area.

Outside

The driveway on each side of the property offers ample parking, with a garage to one side and electrical socket and 7kW EV charging point to the other. Two large, owned feed-in solar panels on the front roof. Edged with wild hedgerow along the private driveway.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Nestled on the outskirts of Raunds, this property offers stunning views of the open countryside while being just a short stroll from the town centre. Raunds is a charming market town brimming with amenities, including shops, restaurants, schools, a dentist, and doctor's surgeries. With close-by sub-1-hour train services to London and key roadways such as the A45 and A14, this location combines convenience with idyllic rural living. The nearby Rushden Lakes development, just a short drive away, offers a variety of shops, entertainment facilities and scenic walks.

Connectivity

Mobile Coverage: Good 5G coverage from the main mobile networks, please check with your provider.

Broadband: Superfast >1GBPS fibre broadband from multiple providers.

General Information

This home is priced sensibly, and an internal viewing is highly recommended.

Measurements

Entrance Hallway - Guest Cloaks w/c

Kitchen/Diner - Max 24'2" x 12'11" x 10'3" (7.37m x 3.69m) / 12'10" x 9'5" (3.94m x 3.12m)

Study- 6' 11" x 6' 5" (2.12m x 1.96m)

Lounge - 13' 6" x 12' 4" (4.11m x 3.75m)

Bedroom One - 17'3" x 9'8" (5.27m x 2.95m)

Bedroom Four - 12' 1" x 8' 5" (3.69m x 2.57m)

Bedroom Five - 10' 11" x 8' 5" (3.33m x 2.57m)

Family Bathroom - Three-piece suite, to include bath with separate shower fitment fitted over, close coupled w/c and wash hand basin.

Bedroom Two - 14'2" x 12'4" (4.31m x 3.75m)

Bedroom Three - 14'2" x 9' 8" (4.31m x 2.95m)

Shower Room - Three-piece Suite with shower enclosure, close coupled w/c and wash hand basin.

To view this property call Sharman Quinney on:
01832 735589

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