



1 Archer Avenue, Raunds,  
Northants, Northants. NN9 6XH







£339,000

Freehold

Frosty Fields Estate Agents are very pleased to introduce this stunning three bedroom end of terraced home. Situated on the very popular Northdale Park within Raunds. This immaculate home has been improved by the current owner and is simply divine inside and outside. There's nothing for anyone to do. You just need to simply move in. Accommodation comprises of: Spacious entrance hall with Karndean flooring throughout the ground floor except the lounge, cloakroom, lounge which is bathed in light from the numerous windows, fully fitted kitchen and dining area with French doors opening out onto the landscaped garden, and utility room. Three bedrooms, master with En-suite and family bathroom. All the bedrooms are set in beautiful decoration. The front garden is set back with a purpose driveway for two vehicles.







#### Entrance

Stylish grey composite door to the front. Step inside this beautiful spacious entrance hallway. Set with grey Karndean flooring with matching carpet to the staircase. This light and airy hallway certainly makes you feel warm and cosy. Doors to lounge and kitchen-dining area, door to the cloakroom. The hall is fitted with the Drayton thermostat and radiator.

#### Lounge

3.24m x 5.60m (10' 8" x 18' 4") Dressed to impress this truly smart interior is enriched with decorative flare and has a contemporary feel as you tread into the soft carpet. There are windows to the side and front allowing for that natural light to flood through. There are two radiators and numerous electrical outlet sockets. Telephone point and fitted media panel for TV and any other electrical gadget you might need to plug in.

#### Cloakroom

1.00m x 1.70m (3' 3" x 5' 7") Super addition to any modern home the cloakroom allows for friends and guests to use without disturbing the upper private areas of the home. Set with karndean flooring and tiling to centre height it all adds to keeping it clean and fresh. There is a low level WC and wash hand basin with vanity unit under and mixer tap. Inset recessed lighting to complete the picture and extraction fan.

#### Kitchen - Dining Area

2.86m x 5.60m (9' 5" x 18' 4") Elegant fully fitted kitchen - dining room. The dining room area is fitted with French doors opening out onto the beautiful rear garden. There is a radiator and window to the front. The Karndean flooring in grey just stretches out across the fitted kitchen. The kitchen itself is Benchmark Oxford design in Matt Dove Grey. This lovely delicate kitchen is fitted with integral appliances which feature, fridge freezer and dishwasher; Neue Electric cooker and halogen ceramic hob, and extraction chimney hood over, there are matching work surfaces and upstands to compliment with quadrant underneath lighting. The stainless steel 1.5 bowl sink overlooks the manicured garden and entices you just to admire its beauty. Inset recessed lighting to the ceiling and door to the utility room.

#### Utility Room

1.756m x 2.156m (5' 9" x 7' 1") The utility is an extension of the wonderful kitchen with matching cabinets and work surfaces. Space for the washing machine and tumble drier. Inset recessed lighting and karndean flooring and radiator.

#### First Floor Landing

The first floor is via the beautiful entrance hallway. Upon the landing there is a radiator and double socket outlet point. Doors to all rooms.

#### Master Suite

3.00m x 3.10m (9' 10" x 10' 2") The master suite is simply gorgeous in its different shades of style. There are windows to the front and side overlooking the rear garden and views in the distance. There are numerous double sockets and one fitted with usb outlet points. This bedroom is also fitted with a TV Point and radiator. The loft access is also within the master suite along with the airing cupboard. The airing cupboard houses the IDEAL combination boiler and handy storage.

#### En-Suite

1.80m x 2.10m (5' 11" x 6' 11") This very spacious en-suite is offered with Shower cubicle with shower and rain shower over. There is a low level WC and wash hand basin with vanity unit and flip mixer tap. The chrome ladder

radiator and towel rail is handy for those cold winter nights when you step out of the shower after hard day at work. Tiling to central height and with linoleum fashionable flooring and recessed lighting.

#### Guest Bedroom

3.24m x 3.50m (10' 8" x 11' 6") This beautiful bedroom is very impressive and certainly is a generous size. There are windows to the front and side and if it gets to warm, then why not shut close the blinds. There is a radiator and double electric socket outlet points.

#### Third Bedroom

2.454m x 2.955m (8' 1" x 9' 8") This lovely bedroom is ideal for those little ones to sleep in as its very spacious and is situated to the rear of the property. There is plenty of room for wardrobes and draw units, maybe sneak a little desk in for them to do their homework! Radiator and TV point.

#### Family Bathroom

2.026m x 2.166m (6' 8" x 7' 1") Large bathroom fitted with bath and bifold shower screen with shower and rain shower over. Tiling to central height with low level Wc and wash hand basin with vanity unit and flip tap. There is an extraction system and recessed lighting, and opaque window to the side. The flooring is fashionable linoleum and chrome radiator.

#### Rear Garden

This stunning rear garden has been nurtured by its present owner to give you a feeling of mediterranean. Step out from the French doors via the dining room and admire the covered canopy pergola. The lush green grass is just waiting for you to admire along with the feature shrubs. There is a double waterproof outlet socket and the present owner has also had the electric cable ready to install outside lighting. The garden also has a smaller patio which is ideal for sunbathing whilst the BBQ is cooking and you are sampling a little Italian red maybe? The brand new garden shed is negotiable should you wish to keep it. There is a gate which opens onto the front, and an outside tap to keep the plants watered. In the evening let the contemporary lighting soothe you whilst listening to the late blackbirds song.

#### Front Garden

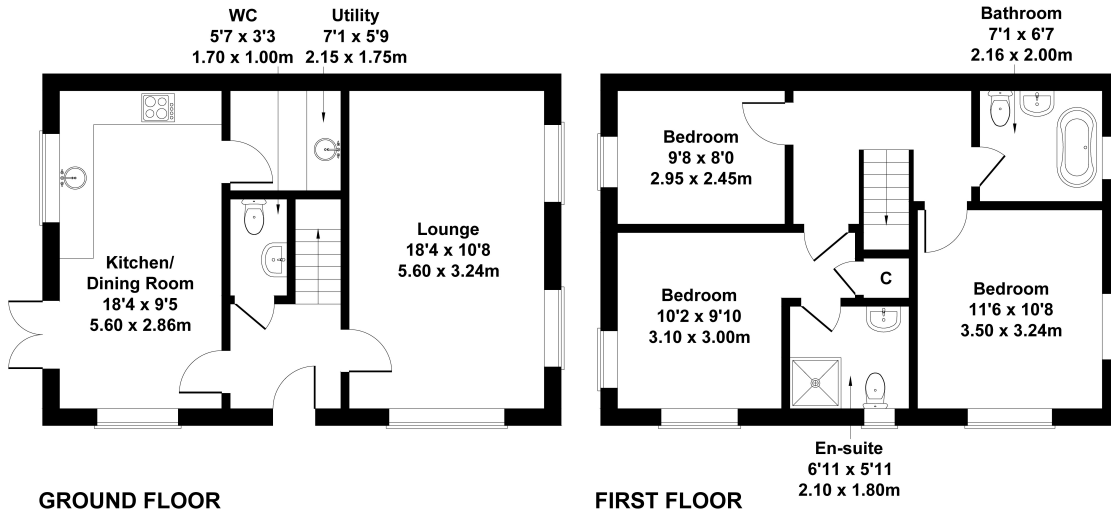
The front garden is so well positioned and set back from the two parking spaces. It's lush green lawns and flower beds are ever tempting to make you want to garden with mother nature and those green fingers. The footpath leads you straight to the main entrance door.





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Approximate Gross Internal Area  
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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