



Fourways House, Wellington Road,
Raunds, Wellingborough,
Northamptonshire. NN9 6DL





£695,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to showcase Beautiful, Elegant 'Fourways House' that sits on the top of Wellington Road on a plot of Approximately 0.50 acres. With fantastic views of all directions this wrap around garden is a gardeners dream. Enter this property by a ranch style gate with expansive parking for numerous vehicles. Accommodation comprises of the following: Spacious entrance hall, cloakroom, utility / workshop, fully fitted kitchen in stone grey with Hi-Lite Rangemaster. Seating area and dining room with underfloor heating, beautiful garden room with Bi-folding doors, lovely living room with picture window and log burner. There is also a garden porch with old style larder and WC. Upstairs there are four bedrooms, master with en-suite, with three further bedrooms all with amazing garden views. Refurbished quality family bathroom. The gardens are stunning all around this property. Also there is a side seating area with pergola, established lawn with shrubs and trees. Small cultivated borders, shed, greenhouse and storage areas.





Entrance Hallway

Enter this lovely property via the composite door in light grey. The hallway is spacious and well laid out. There are engineered oak doors to the cloakroom, living room, kitchen - dining room and garden room. There are ceramic floor tiles and open doorway to the stairs rising and the utility/workshop. There is a door to the cupboard housing the internet and consumer unit, and alarm system. There is radiator and double sockets.

Cloakroom

1.35m x 2.05m (4' 5" x 6' 9") The cloakroom is spacious and consists of opaque window to the front aspect, radiator, low level WC and wash hand basin with tiling to water sensitive areas. The flooring is ceramic tiles.

Lounge

4.55m x 5.90m (14' 11" x 19' 4") This delightful lounge is dressed with a neutral palette of decoration. The beautiful picture window with two openers lets you admire the stunning garden and certainly lets natural light flood into the room. The living room has a featured wood burner to keep you warm and cosy at nights with granite hearth. There is a TV point and two radiators, the flooring is wooden and door to the kitchen dining area.

Kitchen / Dining Room

3.05m x 7.15m (10' 0" x 23' 5") This is simply a beautiful kitchen in light coloured stone grey. Fully fitted for all your requirements including a Hi-Lite RangeMaster with induction hob and electric oven. The kitchen has solid oak surfaces over with 1.5 brushed stainless steel inset sink and drainer with mixer taps and oak upstands. Looking out through the window and overlooking the small decorative garden with seating and pergola. There is an integral dishwasher, and integral fridge. The cabinets have underneath lighting. There is also a breakfast bar for eating your breakfast at and double radiator. Inset lighting and stylish floor tiles. The kitchen opens into the dining room and a seating area. Glazed door to the garden porch. There are also numerous double socket some with usb ports.

Dining Room

The dining room follows on from the lovely kitchen and is dressed in the say theme. The window overlooking the garden is simply fantastic. Enjoy your dinner with friends and family whilst admiring the scene. There are French wooden doors opening into the living room and garden room and also single door to the lounge. The flooring is fashionable and matches the kitchen. The dining area has underfloor heating, and there are also double socket outlet points.

Garden Room

2.62m x 7.15m (8' 7" x 23' 5") This gorgeous garden room is inviting and welcoming for friends and family to enjoy and relax in. There are Bi-folding doors allowing for the outside to party with the inside. This added addition also allows you to admire the garden throughout the changing seasons. There is wood flooring and church style radiator and further windows to the side and rear aspect. The garden room is also fitted with electrical double sockets.

Utility / Workshop

3.00m x 4.60m (9' 10" x 15' 1") This is a super addition to this elegant home and obviously being used with flexible use. Currently combining the fitted utility with grey stone cabinets and incorporating work surfaces over and stainless steel sink with swan neck mixer tap. The IDEAL offers space for washing machine and tumble dryer with tiling to water sensitive areas. The IDEAL combination boiler is also located in this room. Currently also the current owner uses this room as a framing room for the pictures they create. The flooring is fashionable in light grey, there are also inset lighting to the ceiling. Windows to the side with uPVC opaque door to the rear. This room looks out onto the side garden. There is also added storage base by the way of the floor to ceiling cupboards.

Garden Porch

2.00m x 2.12m (6' 7" x 6' 11") The garden room is currently being used as a Art studio and overlooks the pretty side garden. There are windows to the side and rear plus uPVC door to the side aspect. The room also includes doors to a good sized larder and separate WC. The flooring is ceramic floor tiles which makes it easier to clean after walking in from a Autumn garden with wet leaves. The larder is set with shelving and plenty of floor space with restricted head room. The WC is fitted with a window.

First Floor Landing

The first floor can be accessed from the main entrance hallway via an open door way. The stairs climb and upon reaching the landing there is window looking out onto the garden. The stairs then step up onto the main landing. There is a radiator, loft access with pull down hatch with ladder, power and lighting and well insulated. Doors to all featured bedrooms and family bathroom.

Master Bedroom

3.05m x 4.35m (10' 0" x 14' 3") The master bedroom also spacious with beautiful views from the dual windows to the garden area. Open the curtains every morning and just admire Mother nature at its best. This lovely bedroom is light and bright with the added addition of fitted wardrobes. There is a door to the en-suite shower room and complimented by a radiator.

En-suite

1.50m x 1.75m (4' 11" x 5' 9") The en-suite is fitted out with a shower cubicle and shower over. There

is a vanity unit with soft close drawers and inset sink with fitted mirror, LED lighting. There is a shaver outlet socket, and waterfall tap. The WC is close coupled and the en-suite is fully tiled to water sensitive areas. The en-suite is fitted with a ladder radiator and extraction system with ceramic floor tiles.

Bedroom Two

3.65m x 3.95m (12' 0" x 13' 0") This lovely bedroom is spacious and also offers an area to work from as well. The view of the garden from the window is simply breathtaking. The room is spacious and can accommodate wardrobes. There is a radiator and coving to the ceiling.

Bedroom Three

3.00m x 3.90m (9' 10" x 12' 10") Another beautiful spacious bedroom. This bedroom also looks out onto the side garden where you can see the small gravelled area and Pergola with seating. Makes it seem very therapeutic. This light and airy bedroom also allows for wardrobes. The radiator completes the picture.

Family Bathroom

2.15m x 2.80m (7' 1" x 9' 2") The family bathroom is modern and spacious with two options of choice. Bathe in the double ended roll top ADAMSEZ bath with waterfall mixer taps or if the fancy takes you just unwind in the shower cubicle with shower and rain shower over to wash away those aches and pains. The bathroom suite also comprises of a vanity unit with mirror above. There are dual windows allowing for plenty of light. The bathroom is also dressed with a ladder style radiator and light brown modern flooring with extraction fan.

Bedroom Four

1.92m x 2.70m (6' 4" x 8' 10") The smallest of the four principle bedrooms. Ideally suited for a grandchild or guests staying over. There are fitted mirrored allowing for storage, radiator and even a TV & telephone point. uPVC window offering a view towards Wellington road.

Garden Areas

The garden is approximately around 0.5 acres and is stunning to the eye and for any gardener who relishes Mother Nature. The garden is extensive with detailed areas to admire. The side garden from the garden porch is most set out with gravel and patio area. There is a centrepiece with railway sleepers inset with shrubs and plants. Footpath to the gate access allowing access out onto the driveway. There is also a beautiful covered Pergola for you admire whilst sitting underneath with a early morning cup of coffee or later in the evening with a glass of wine. The main garden wraps itself around the generous plot and is mostly laid to lawn with shrub and trees to keep it enclosed. The current owners have also planted various fruit trees to include; Apple, Plum, Cherry and Pear. There are also small cultivated areas. Also expect to find a garden shed and greenhouse with a further outside storage bam ideal for wood and garden equipment to the side of the house.

Garden Pergola Seating

Outside from the main garden room via the bi-folding doors. The pergola offers a fantastc area for you to enjoy throughout the year with various seasonal activities. BBQ's during the summer, Bonfire night and many more outside parties including Christmas and New Year celebrations should you wish.

Garage

5.25m x 5.50m (17' 3" x 18' 1") The double size garage with up and over doors. There is plenty of room inside for those of you who like to store classic cars and tinker at the weekend. The garage has power and lighting and there is a stable door to the side.

Log Store to the side of Garage measures 3.15m x 5.50m (18' 1" x 10' X 4").

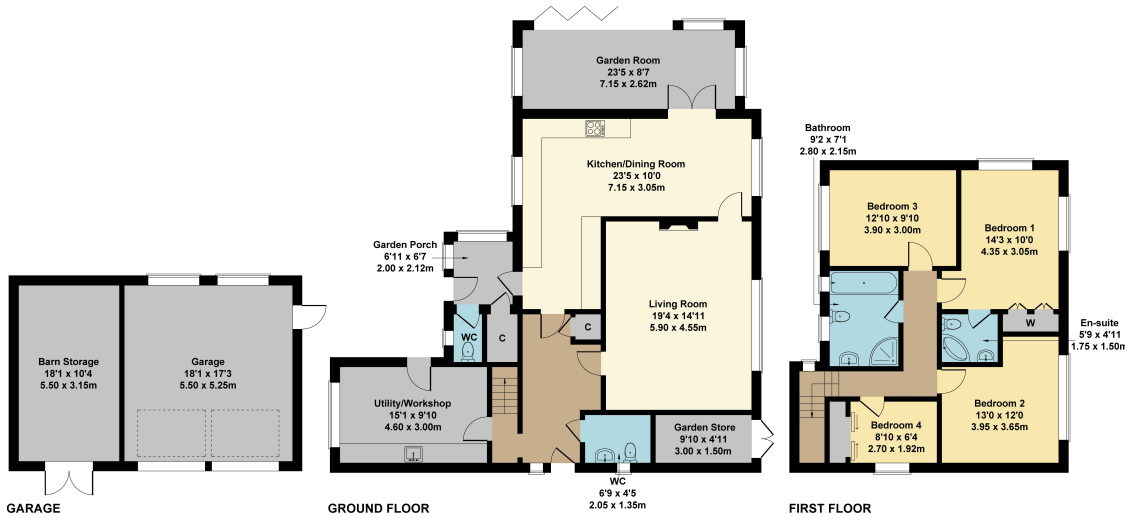
Wood Store to the side of the house measures 1.50m x 3.00m (9' 10" X 4' X 11")

Front & Driveway

The front of this character home can only be access from the Wellington Road by the ranch gate. The driveway is extensive and can accommodate several vehicles should it need to. There is further parking to outside the main front door by the way of a gravelled area. To the side of the double garage then is another storage bam again ideal for storing wood and garden equipment. There is a gate opening into the side garden to both sides and contemporary lighting.



54 Wellington Road, Raunds



Approximate Gross Internal Area = 235.9 sq m / 2539 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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