



9 Antona Gardens, Raunds,
Wellingborough, Northamptonshire.
NN9 6EB





£325,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely detached family home within a sought after location in Raunds. Tucked away in a corner of a cul-de-sac location, this lovely property is modern and spacious inside with its open plan living concept. Accommodation comprises of: Entrance hall, open plan living dining-area, open plan newly fitted kitchen / breakfast bar area, utility with shower cubicle, cloakroom. Upstairs there are three bedrooms, and a refitted stylish bathroom. Garage conversion/ office area/ bedroom four and driveway and enclosed rear garden.





Entrance Hallway

Entered via the composite door to the front. The hallway is set out in a modern stylish feel with grey coloured influences throughout. Laminate flooring, radiator plus cover, understairs cupboard, stairs rising to the first floor. Opaque windows to the front aspect and side aspect. Open doorway to the open plan living -dining area, and glazed door to the newly fitted kitchen in Marine Blue.

Open plan living -dining area

3.666m x 7.005m (12' 0" x 23' 0") The lounge -dining area offers an abundance of space and modern touches with the open plan aspect. It certainly feels like you could dance the night away. Set with laminate flooring, patio doors to the rear to allow for more natural light to flood in. The modern features of the newly fitted Kitchen , and breakfast bar area will make entertainment feel special on those winter / summer nights. Double glazed window to the front, telephone point and TV point.

Kitchen - breakfast bar area

2.497m x 3.378m (8' 2" x 11' 1") The newly fitted kitchen - breakfast bar area in Marine Blue follows on from the open plan living dining room. Featured with Blue cabinets and double sided units to the breakfast bar area, this kitchen is meant to be enjoyed with the 5 ring Lamona 5 ring induction hob with lovely white roll top work surfaces with upstands and pull out storage; spice rack cabinets to match. Fitted with electric Lamona oven with a separate convection oven and microwave. The newly fitted Lamona 5 ring induction hob and stylish black canopy over as well with lighting. The kitchen also is fitted with an integral dishwasher with space for a free standing American style fridge freezer. The double glazed window to the rear overlooks the refreshed garden and it's simply easy to wash those dishes by hand in the stainless steel sink with spray mixer taps should you so wish. There is Inset lighting for those dark wintry days and nights ahead.

Utility area

2.198m x 2.920m (7' 3" x 9' 7") The utility area compliments the kitchen as it is dressed the same standard with laminate flooring The utility area now includes a shower cubicle with a hand held shower attachment and rain shower over. The current owners have fitted a new wash hand basin with vanity unit with column radiator as well. Space for a washing machine and tumble drier. The utility area also features a velux window and double glazed door to the rear which allows access to the garden. There is a door to the garage conversion being currently used as a home office. This room has flexible space to be a bedroom or extra living room.

Cloakroom

0.812m x 1.053m (2' 8" x 3' 5") This super addition of the cloakroom will benefit anyone stepping in from the outside and will save time by not having to climb the stairs to the first floor bathroom. Double glazed opaque window to the rear. WC and laminate flooring.

First floor landing

The first floor landing is via the entrance hallway and stairs. There is a double glazed window to the side and doors to all featured rooms.

Bedroom one

3.454m x 3.650m (11' 4" x 12' 0") The main bedroom is situated to the rear of the property and overlooks the garden for a pleasant view. It is generous in size. There is a double glazed window to the rear and radiator.

Bedroom two

3.004m x 3.459m (9' 10" x 11' 4") This spacious second bedroom also offers space and is situated in the front of the home. There is a double glazed window and radiator.

Bedroom three

2.421m x 2.545m (7' 11" x 8' 4") The third bedroom can be versatile if required to be as an office should one need to work from home. There is a window to the front and radiator. The airing cupboard is also located in this room along with the loft access.

Family bathroom

1.643m x 2.475m (5' 5" x 8' 1") This lovely refitted bathroom has been designed to incorporate an extra sized shower cubicle with shower screen and drain shower over. There is also a vanity unit and wash hand basin with flip tap. Low level WC. Tucked behind the door is the added ladder radiator to allow for warmth. The bathroom is fully tiled throughout. Two windows to the rear and side being double glazed and opaque.

Rear Garden

The rear garden can be accessed from the utility area or patio doors from the kitchen dining room. The garden has been transformed with a large patio for those entertainment nights with friends and family. The lawn is shaped and kept neat and tidy. To the side of the property there is a large garden shed with bar seating for those casual drinks to the front. The garden is now improved with modern featured lighting throughout and on those summer nights it will light up the garden. Outside there is a fitted tap, single and double outside waterproof sockets. The garden is enclosed by timber fencing and gate to the front and driveway.

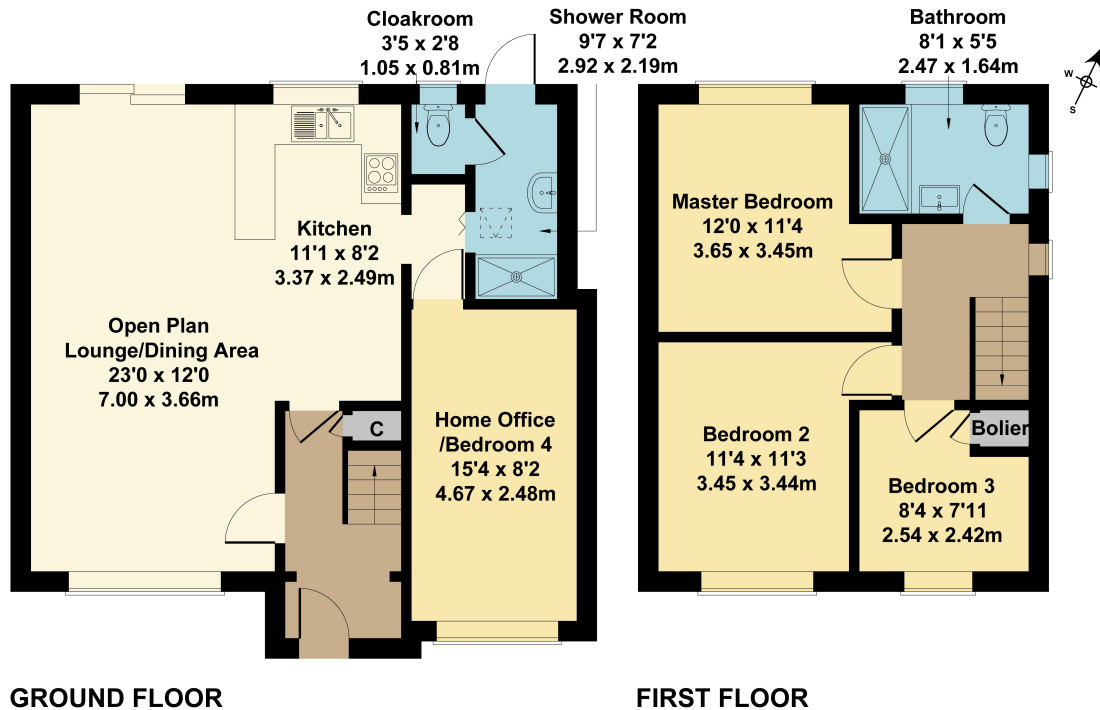
Garage Conversion/ Home Office/ Bedroom Four

2.483m x 4.675m (8' 2" x 15' 4") The garage has now been converted into a working office, bedroom four if required or extra living room. The room is now fitted with large picture window to the front, panelled electric radiator. The flooring is vinyl laminate and follows the same theme throughout this lovely home. The room is fitted with cupboards which house the gas meter and consumer unit.

Front garden

The large frontage is now mainly laid to a driveway allowing for two / three vehicles to park.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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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