



1a Willow Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6UJ





£300,000

Freehold

What's not to love? Exquisite with a touch of class, this modern Three Bedroom Detached family home, built in the Hatfield design by Persimmon Homes, is waiting to be embraced by its new owner. With no upper chain, accommodation briefly comprises of: Entrance Hallway, Cloakroom, Lounge, Kitchen-Dining Room, Utility Room, Three Bedrooms, En-Suite to Master Bedroom, Family Bathroom, Front and Rear Gardens, Garage.





Entrance Hallway

Enter via a uPVC double glazed composite door to the front. The hallway comprises of a uPVC double glazed window to the side of the property, a double radiator, understairs cupboard, vinyl flooring, stairs to the first floor and doors to lounge, kitchen-dining room and cloakroom.

Cloakroom

White low-level WC, Pedestal and hand basin with individual taps, tiling to splash back area, vinyl flooring and a radiator.

Lounge

3.73m x 3.94m (12' 3" x 12' 11") With a uPVC double glazed window to the front of this property, the lounge is dressed with a neutral palette and has a double radiator, TV point and telephone point.

Kitchen-Dining Room

2.85m x 5.50m (9' 4" x 18' 1") This stylish open-plan kitchen-dining room encompasses a modern fitted kitchen with an electric oven and a stainless steel gas hob; a stainless steel plate and canopy; a one and a half bowl stainless steel sink and roll top work surfaces. There is space for a dishwasher and fridge freezer and the floor is laid with wood-effect vinyl flooring.

Utility Room

1.633m x 2.308m (5' 4" x 7' 7") uPVC window to the side of the property. The utility room has roll top work surfaces to one side with upstands with a double cupboard beneath and space for a tumble dryer and washing machine. A glass cabinet sits above on the wall and an Ideal Boiler sits on the wall in the corner. Wood effect vinyl flooring covers the floor.

First Floor Landing

Light and spacious landing with access to all other rooms. Loft access.

Master Bedroom

3.25m x 3.93m (10' 8" x 12' 11") This immaculate master suite is certainly dressed to impress with beautiful decoration. Door to the en-suite bedroom. There is a uPVC window to the front and complimented with telephone point and radiator.

En-Suite

1.779m x 1.799m (5' 10" x 5' 11") A beautiful addition to the master suite is this en-suite shower room. There is a uPVC opaque window to the front which provides privacy when showering. There is a shower cubicle with two separate shower heads. Pedestal with hand basin with tiling to water sensitive areas. The en-suite is complemented with a shaver outlet socket, radiator and extraction fan. There is a low level WC with vinyl flooring.

Bedroom Two

2.89m x 2.89m (9' 6" x 9' 6") The second bedroom is also dressed to impress and decorated in beautiful shades. There is a uPVC window

to the rear which overlooks the manicure rear garden. Completed by a radiator.

Bedroom Three

2.52m x 2.89m (8' 3" x 9' 6") The third bedroom is also dressed to impress and yet again is soothing in its decoration. This bedroom also overlooks the decorative garden. There is a uPVC window to the rear and radiator.

Family Bathroom

1.710m x 2.117m (5' 7" x 6' 11") The family bathroom is also cleanly decorated and set in neutral tones. There is a opaque window to the side which lends itself to privacy. There is a white bathroom suite with shower screen and Mira shower over. Low level Wc and pedestal with wash hand basin. Tiling to water sensitive areas. Extraction fan and vinyl flooring.

Rear Garden

Crafted and designed to impress with nothing more to do than simply relax and enjoy, chill out with a bottle of wine and dine al-fresco style whilst listening to the distinctive sound of the BBQ sizzling away. The garden is set with a large patio area with railway sleeper borders and sensor lighting. Steps down take you to manicured garden and feature seating and decking for dining. There is also security lighting for when twilight appears. There are plant borders. The garden is enclosed by brick wall and timber fencing. This garden also has two side gates to allow access to the driveway and front aspect. There is also an outside tap for ease to wash the car via the water proof double electric socket.

Garage

2.869m x 5.645m (9' 5" x 18' 6") The garage is an up and over door and there is also a side door from the garden as well. Inside there is power and lighting.

Front Garden

The front of the property is access from the private road and this property is nestled in the cul-de-sac location. Steps up lead to the over hanging entrance porch with discreet lighting. The step are decorated with ornate railings which gives it a sense of privacy. There is ample parking by the driveway and even space to the front as well.

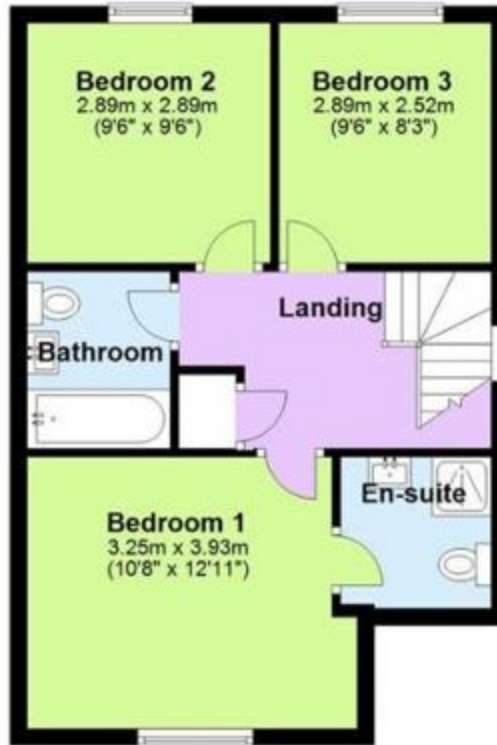
Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	94	95
(81-91) B		
(69-80) C		
(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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