



22 Brawn Drive, Raunds, Wellingborough,
Northamptonshire. NN9 6GX





£240,000

Freehold

Frosty Fields Estate Agents Ltd are very pleased to introduce this chic stylish first time buyers home to the open market. Internally finished to a high standard consisting of 'Spanish polished floor tiles throughout the ground floor and built by Snowdon homes in 2020 this super end of terrace is perfect purchase for a first time buyer or maybe a buy to let investor. The accommodation comprises of entrance hallway, fully fitted kitchen, lounge/dining room, two double bedrooms, one with en-suite, both bedrooms with fitted wardrobes. family bathroom, rear enclosed garden and driveway for two vehicles and driveway.





Entrance Hall

Enter via the composite door and step inside this stylish modern two bedroom end of terrace. The luxury polished Spanish floor tiles throughout make the ground floor a very chic and versatile. From the hallway the doors lead to kitchen/dining room, cloakroom, lounge, dining room, and stairs leading to first floor.

Cloakroom

Modern, light and with the same theme from the entrance hallway. Spanish polished floor tiles with Low level WC, pedestal with wash hand basin, radiator, extraction fan. Opaque window to the side.

Kitchen

2.460m x 3.150m (8' 1" x 10' 4") Contemporary fully fitted kitchen in dark 'Charcoal grey'. This smart fitted kitchen has been fitted with a range of upmarket cabinets and work surfaces to match. and would be perfect for anyone who enjoys modern day cooking! . Continuing with the theme of the polished floor tiles to add a touch of class. The middle-height fashionable tiling to water sensitive areas make it so easy to clean. Wake up, sit and enjoy a cup of morning coffee before the working day starts!. There is an electric oven with induction hob, stainless steel canopy and splash plate, stainless steel sink and drainer. Kitchen also includes a fridge/freezer, dishwasher, radiator and inset lighting to ceiling. Double glazed window to the front.

Lounge/dining room

04.775m x 4.085m (15' 8" x 13' 5") Wow this lounge is just beautiful with the floor tiles to make it bright and airy. French doors with side windows and top openers letting the outside meet the inside. There are two radiators and numerous electrical sockets and TV point and telephone point. The lounge also has a great storage cupboard as well. Control the warmth of the lounge by the 'Nest control thermostat.

First Floor

Stairs form the main entrance hallway. The landing with the airing cupboard and loft access. Doors to all rooms. Double glazed window to the side.



Master suite

3.340m x 4.085m (10' 11" x 13' 5") Dressed to kill, this smart spacious bedroom with fitted panelled wardrobes to allow for plenty of storage. There is a window to the rear overlooking the garden, radiator and door to en-suite.

En-suite

1.350m x 2.265m (4' 5" x 7' 5") Super addition is the en-suite shower room. Fitted with double size shower cubicle with sliding door. Chrome heated towel rail and radiator, pedestal with vanity unit and flip mixer tap, extraction fan, tiled flooring with opaque window to the rear.

Guest bedroom

2.570m x 3.860m (8' 5" x 12' 8") Spacious guest bedroom with fitted modern panelled wardrobes. There is a window to the front of the property and radiator.

Family Bathroom.

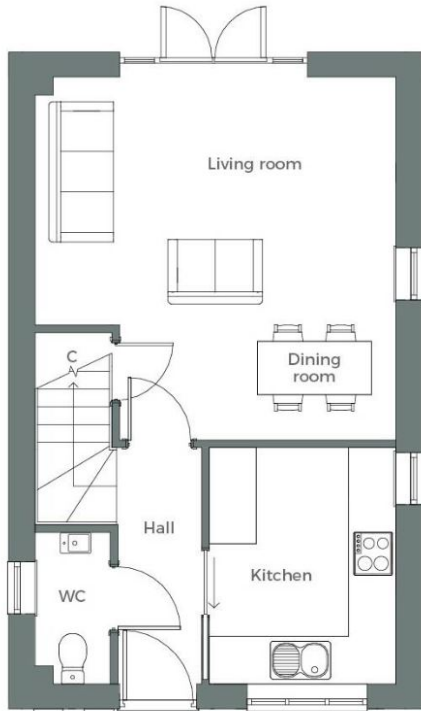
2.035m x 2.130m (6' 8" x 7' 0") Fully fitted bathroom suite with in white, there is a low level Wc with pedestal and wash hand basin. Chrome ladder radiator and heated towel rail. The is opaque window to the front of the property and tiled flooring with tiling to water sensitive areas.

Rear Garden

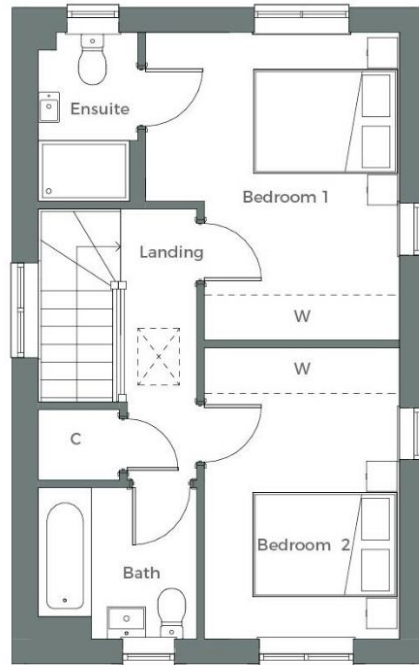
The rear garden is enclosed by timber fencing in modern colour. Patio area with lawn and footpath with gate access to rear.

Front Garden

The front garden which incorporates the driveway with two parking spaces. There is a side footpath to the front door with shrubs borders.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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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