



9 Buttercup Close, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6GH





£475,000

Freehold

\*\*\*\* Frosty Fields Estate Agents Ltd \*\*\*\* We are delighted to present this exceptional executive detached family home situated on the highly sought-after Silverfields Development in Raunds. This impressive five-bedroom residence is one of only six Sovereign design homes on the estate, making it the largest and most spacious property available. Offering two to three generous reception rooms, a master suite complete with an en-suite bathroom and walk-in dressing room, along with three further spacious double bedrooms, this home perfectly combines luxury with practicality for a growing family.





#### Entrance Hallway

Enter the property to the front aspect via a composite door with opaque inset glass. The hallway is light and airy with natural light and very warm and welcoming to guests and friends. Doors lead to all rooms and stairs rising to the first floor landing. There is a useful storage cupboard for those little niknaks, telephone point, radiator plus cover.

#### Cloakroom

0.896m x 2.062m (2' 11" x 6' 9") Fitted with a white suite comprising a low-level WC and pedestal wash hand basin with flip tap mixer tap over and tiling to water sensitive areas. Ceramic floor tiles, radiator. There is a opaque uPVC window to the front aspect.

#### Living Room

3.930m x 7.209m (12' 11" x 23' 8") 3.930m x 7.209m (12' 11" x 23' 8") This generous bright lounge with clean definite lines offers a warm and welcoming feel. uPVC window to the front aspect and French doors to the rear with side-light uPVC windows to allow for those summer nights to step inside and entertain you. This room is also fitted with, radiators, virgin media panel for tv & telephone outlets.

#### Kitchen - Dining Room

3.720m x 4.935m (12' 2" x 16' 2") The heart of any home, this delectable kitchen is set with a contemporary range of cream cabinets with solid work surfaces over with upstands. Further comprising a stainless-steel 1.5 bowl sink drainer with swan neck mixer taps over, built-in AEG electric double oven, built-in AEG 6-ring gas hob with shaped canopy over and splash back panel, integrated dishwasher, integrated fridge/freezer, tiled flooring, recessed ceiling downlights, radiator. French doors to the side opening out onto the patio area from the side and uPVC window to the rear. Door to the utility area.

#### Utility Area

1.731 m x 1.987m (5' 8" x 6' 6") Fitted to the same style as the kitchen with cream cabinets and works surfaces over. Utility is fitted with a stainless-steel sink and mixer taps, space for washing machine, space for tumble drier, ceramic floor tiles, extractor fan, radiator, uPVC opaque window to the rear.

#### Bedroom Five / Study

2.448m x 3.130m (8' 0" x 10' 3") Flexibility is the key word for this room as it can be a study, additional bedroom or even a break out room. uPVC window to the front, radiator and telephone point.

#### First Floor

First floor is accessed from the dog-leg style staircase rising to the spacious landing with natural light from the uPVC window to the side aspect. Doors to all communicating rooms, double doors to the spacious airing cupboard housing the hot-water cylinder.

#### Master Suite

3.223m x 3.721m (10' 7" x 12' 2") Soothing in tranquility the master bedroom is flooded in natural light and breathes fresh air via the uPVC window to the rear and side aspect. Fitted with telephone and TV points, radiator, doors leading to the Dressing Room fitted with shelving and storage plus radiator and en-suite shower room.

#### En-Suite

1.727m x 2.393m (5' 8" x 7' 10") Fitted with a double-sized shower tray with wall mounted shower and fixed 'rain' shower to relieve those aches and

pains after a long day and separate hand shower, tiling to water-sensitive areas, chrome ladder radiator, shaver socket, extractor fan, fashionable floor covering, inset ceiling lights, and opaque window to the rear.

#### Bedroom Two

3.532m x 3.932m (11' 7" x 12' 11") A very generous bedroom with oodles of space for those teenagers to acquire all those gadgets. Loft access, radiator, uPVC window to the front.

#### Bedroom Three

2.956m x 3.586m (9' 8" x 11' 9") Dressed in 'Pink' and offering an abundance of space with lovely views over the garden from the Upvc window to the rear aspect.

#### Bedroom Four

2.510m x 3.340m (8' 3" x 10' 11") Bedroom four again offers a generous amount of space and is located at the front of the property. uPVC window to the front, radiator. Currently used as an office with featured media outlet sockets.

#### Family Bathroom

2.271 m x 2.497m (7' 5" x 8' 2") Fitted with a white suite comprising a pedestal wash-hand basin with mixer taps over, low level WC, side grip panelled bath with shower screen and shower mixer over, tiling to water-sensitive areas, stylish floor covering, extractor fan, chrome ladder radiator, recessed ceiling lights, front aspect opaque window to the front.

#### Featured Rear Garden

Accessed from either the French doors from the kitchen or living room. Featured patio and inset lawn areas with 'Railway' style sleepers with inset lighting to add flavour to the summer nights and relaxation for friends and family to enjoy. The garden steps down to a further paved area with the added bonus of the 'Duke of Edgington' drinking establishment. There is also an outside tap, timber fencing enclosed, side fitted gate allowing access to the driveway.

#### Front Garden

The property is located in a very secluded location. Main footpath to the front door with canopy over to protect you from those nasty elements when they occur. Small lawned area with privet hedge to add to privacy. The driveway offers space for numerous parking and additional electric charging point. The garage is set back and is fitted with an up and over door, power and lighting.

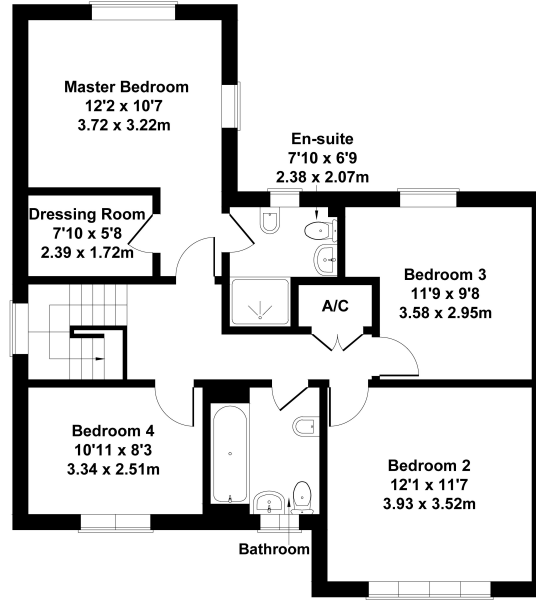
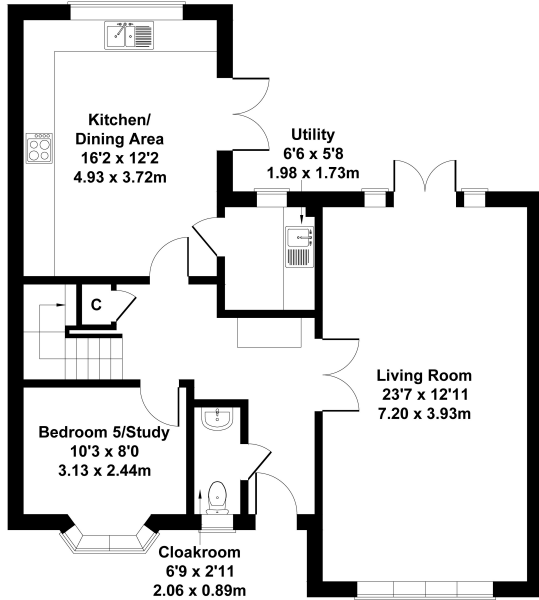
#### Agents Notes:

Agent's Note: We understand from the present vendors that they (along with all the other residents on the development) pay a half-yearly service charge of £123 towards the upkeep of the development's communal areas. Prospective buyers are advised to have their legal representatives verify this information.




## 9 Buttercup Close

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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