



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





£435,000

Freehold

Frosty Fields Estate Agents are delighted to present to the market this Immaculate 4-Bedroom Detached Home with Garage on the popular 'Silverfields Estate', Raunds. Positioned in a prime spot on the sought-after development on the edge of Raunds and within a cul-de-sac location. This beautifully presented 4- bedroom detached home offers versatile, high-spec living space. Built in 2018 and still covered by the NHBC warranty until 2028. This stylish modern home has been thoughtfully upgraded for comfort, efficiency, and flexibility - ideal for family life or remote working. There is smart stylish & sustainable living throughout. The bright kitchen / diner is the heart of the home, featuring integrated appliances and smart layout, and French doors that open directly open onto an enclosed private garden -ideal for Alfresco dining and entertaining. The separate living room offers a cosy retreat. Upstairs, there are four double spacious bedrooms. The principal suite boasts space and style with two fitted wardrobes, and a sleek en-suite to ease those aches and pains after a long day





Entrance Hallway

Enter this exquisite family home via a composite door to the front of the house. Stand for a moment and breath in the beauty of this large than average, delightful light and airy hallway presented in neutral shades to include: under stairs cupboard, French glazed doors to the kitchen, doors to the lounge and cloakroom, radiator, consumer electric unit, telephone point, and Hive heating thermostat to control the heating down stairs. Stairs rising to the first floor landing, and completed with fashionable wood effect flooring.

Lounge

3.75m x 5.10m (12' 4" x 16' 9") Spacious and set to the front of this family home. The lounge offers enough room to enjoy and is sizeable enough to allow for modern furniture. The room is fitted with a media outlet panel for TV and Telephone connections. The room is neutral in its decoration and would allow for someone to make their own mark. There are ample double sockets with usb ports and two panelled radiators. The window is to the front aspect..

Cloakroom

1.00m x 2.00m (3' 3" x 6' 7") This contemporary cloakroom is ideal for friends and family members to use when visiting for that Summer BBQ. There is no need for anyone to go upstairs and use the private areas of the home. It is fitted with a low-level WC in white, a pedestal hand basin with flip tap, tiling to splash back area, ceramic tiled flooring, radiator and extractor fan.

Kitchen - Breakfast Area

3.15m x 8.00m (10' 4" x 26' 3") Enter into this luxurious fully fitted kitchen by way of the glass French doors from the entrance hallway to find this lovely kitchen finished in stunning Symphony Woodbury gloss white with stunning oak woodgrain effect laminate worktops and upstands. The kitchen includes a lovely induction hob with backing plate and shaped canopy over. The sink is a 1.5 stainless steel with drainer and swan neck mixer taps. Why not cook up a culinary meal with the double AEG oven to impress your friends and family members. The kitchen provides space for a fridge/ freezer with integral washing machine and dishwasher. The soft white decoration is enhanced by the ceramic floor tiling along with the inset downlighters. There's even those stylish soft close cabinets and carousel draws to hide all those food items in. The window to the rear overlooks the private garden. The combination Vaillant boiler is tucked away as well within the kitchen.

Dining Area

Enjoy your chef's special in the dining area whilst admiring the delights of the captivating garden through the french doors. The dining area is finished to the same standard as the kitchen with ceramic floor tiling and panelled radiator.

First Floor Landing

Dog-leg stairs carpeted in neutral colour ascend from the hallway. The landing has a uPVC window to the side, before reaching the landing area. All doors lead to the bedrooms and principle master suite. Here you will also find the airing cupboard, a radiator and door to the family bathroom.

Master Bedroom

3.55m x 5.10m (11' 8" x 16' 9") The elegance of this family home continues into this stunning master bedroom. The master suite is spacious and inviting with its double fitted wardrobes allowing for plenty of storage. There is a separate Hive heating thermostat to control the heating upstairs, radiator and TV Point and double sockets. The window to front allows for natural light to enhance the space. Door to the en-suite shower room.

En-Suite

1.20m x 2.40m (3' 11" x 7' 10") uPVC double glazed opaque window to the side aspect, this modern en-suite is an added bonus to any family home. Why not wash away the stresses of the day under the invigorating rain shower in the double shower cubicle? Further features include a low-level WC, wash hand basin with flip mixer tap, mirrored cabinet, chrome radiator. The flooring is fashionable and there are inset down lighters. The shaver outlet point completes the picture with tiling to all water sensitive areas.

Bedroom Two

2.80m x 4.32m (9' 2" x 14' 2") Dressed for friends and family to stay overnight. The second bedroom is also a double size and can easily accommodate modern day furniture.

Bedroom Three

3.60m x 3.70m (11' 10" x 12' 2") Again another substantial bedroom overlooking the rear of the property and the garden. The bedroom is large enough to accommodate a double bed and spacious wardrobes if required. Here you will also find the loft access which is partially boarded with ladder and (no light). There is a window to the front aspect. and the radiator completes the picture.

Bedroom Four

2.80m x 3.62m (9' 2" x 11' 11") Spacious double bedroom four is situated to the rear of this property and again overlooks the garden. Currently being used as a home working office, it could if required be transformed back into a bedroom. The radiator and sockets complete the picture.

Family Bathroom

2.00m x 2.60m (6' 7" x 8' 6") uPVC double glazed opaque window to the side. The family bathroom comprises of a white suite to include a low-level WC, a pedestal hand basin with flip tap, a bath with mixer taps and hand held shower, a chrome ladder radiator, tiling to all water sensitive areas and inset spotlights to ceiling. The flooring is fashionable and easy to keep clean.

Rear Garden

Step outside from the French doors via the Kitchen-dining area. The spacious patio stands before you. The garden is mostly laid to lawn and the current owners have added an extra piece to the side. The main feature is the decking and pergola over. This is a super addition allowing for friends and family to gather and whilst you cook on the BBQ. The garden has two side entrances. The first is where the wheelie bins are kept. There is a footpath and an ideal concealed shed for all of those garden tools. To the other side of this home there is another side access with footpath leading to the front gate and out onto the driveway with outside water prrof socket. The garden is area is fitted with an outside tap and lighting and timber fenced enclosed.

Garage

2.60m x 5.44m (8' 6" x 17' 10") The garage is an up and over door with power and lighting.

Front Garden

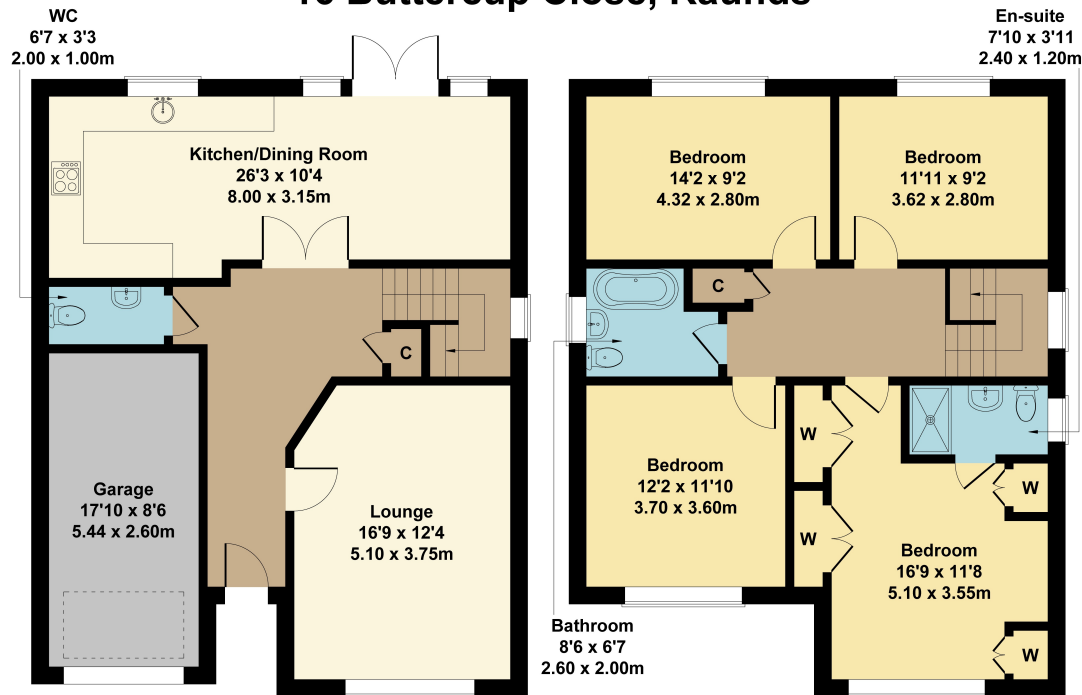
The front of this property is mostly laid to block paving and driveway. There are partial shrubs with brick wall and fencing to divide the boundary. The front allows for a turning circle for two/ three cars and a caravan maybe or motor home. The front of the property is fitted with an outside wtaer proof socket and lighting.

Agents Notes: Service Charge & Money Laundering Notes

Additional Notes: To comply with Government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agree Sale until the checks are complete.

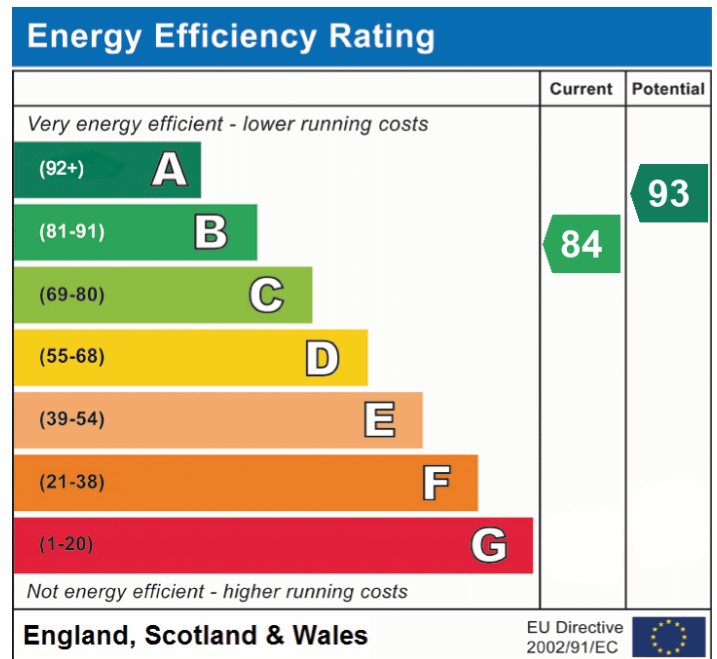
Service Charge: We understand from the current owners that there is an annual charge of £272.00 for the year. We advise that all prospective buyers have this information verified by their solicitors.

16 Buttercup Close, Raunds



Approximate Gross Internal Area = 152 sq m / 1636 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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