



58 De-Ferneus Drive, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6SU





£330,000

Freehold

Frosty Fields Estate agents are delighted to offer to the market this beautiful three bedroom detached home in a sought after residential area of Raunds. Set in a cul-de-sac location, the property offers: Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Conservatory, Three Bedrooms, Bathroom, Front and Rear Gardens, Off Road Parking, Garage.





#### Entrance Hallway

Enter via a composite door to the front aspect. Laminate flooring, electric heater, telephone point and doors to lounge and cloakroom.

#### Cloakroom

0.934m x 1.782m (3' 1" x 5' 10") uPVC double glazed opaque window to the front aspect. The cloakroom has a white low-level WC, a hand basin with flip top tap and a radiator.

#### Lounge

3.86m x 5.25m (12' 8" x 17' 3") A door leading into the lounge with stairs rising to the first floor landing. This bright and airy lounge is dressed in a palette of neutral colours. There is a modern gas coal effect fire that sits within a lovely slate grey marble surround. A double radiator, TV point, coving to ceiling line and archway to dining area. uPVC window to the front aspect overlooking the drive and front garden.

#### Dining Room

2.40m x 3.20m (7' 10" x 10' 6") Leading from the lounge via an archway, the dining room has French doors opening out into the lovely, large conservatory. The door from dining area leads into the kitchen, also in situ is a radiator.

#### Conservatory

3.10m x 3.50m (10' 2" x 11' 6") 3.10m x 3.50m (10' 2" x 11' 6") uPVC French doors open onto the patio area with windows overlooking this beautiful East facing garden. This lovely addition to the property is of brick and uPVC construction with apex all weather roof. There are ceramic floor tiles and sockets with USB ports and radiator.

#### Kitchen

2.70m x 3.20m (8' 10" x 10' 6") Double glazed window to the rear aspect overlooking the stunning, established rear garden. Fully fitted kitchen comprising of a range of wall and base units in soft grey, this light and airy kitchen includes the following features: stainless steel sink one and a half bowl and flip taps; bevelled work surfaces, electric oven with Neff hob and Zanussi shaped canopy over. There is space for fridge/freezer a pull out storage draw, grey laminate flooring, inset spotlights, uPVC double glazed door to the side leads into the utility room.

#### Utility Room

1.00m x 2.50m (3' 3" x 8' 2") Wooden glazed door to side aspect and wooden framed window to the front aspect. Space for washing machine and tumble dryer with work surfaces over and wall cabinets to either side.

#### Landing

Stairs rising from the lounge. Window to the side aspect and radiator. Airing cupboard with radiator and shelves. Loft access housing combi boiler, ladder and light. Doors to all bedrooms and bathroom.

#### Master Bedroom

3.00m x 4.20m (9' 10" x 13' 9") This spacious master bedroom is light and airy overlooking the quiet cul-de-sac. There is space for a large wardrobe and several drawers for storage. The uPVC window is to the front aspect. There is also a Radiator, sockets and coving to ceiling line.

#### Bedroom Two

2.89m x 3.18m (9' 6" x 10' 5") Bedroom Two is also of a very generous size and has stunning views out of the window on to the delightful garden below. uPVC window to the rear aspect. Radiator and coving to ceiling line.

#### Bedroom Three

2.10m x 2.60m (6' 11" x 8' 6") Currently used as a home office. This room could also have versatility to be used as a bedroom should you wish. There is a fitted wardrobe over bulkhead to allow for extra storage. The room is complete with radiator and electrical outlet sockets. The uPVC window looks out onto the cul-de-sac and front garden.

#### Bathroom

1.65m x 1.90m (5' 5" x 6' 3") uPVC opaque window to the rear. This modern bathroom has been refitted to include: circular cubicle with rain shower over and shower, low-level WC, pedestal hand basin with flip tap; radiator, shaving socket and vinyl flooring.

#### Rear Garden

This impressive rear garden is a delight for any gardener. Or if you don't have green fingers, why not just sit and admire your surroundings. Perfect for those summer evenings or Sunday afternoon BBQ's. Fully enclosed by timber fencing, this private, south facing garden has many features including: a patio to the side and rear of the conservatory, a step down to a lawned area surrounded by raised beds with a mixture of established plants and shrubs. At the rear of the garden is a blocked paved area with a large and small shed. A path and side gate lead to the front, with an extra pathway leading to the other side of the house the garden further benefits from an outside tap.

#### Front Garden

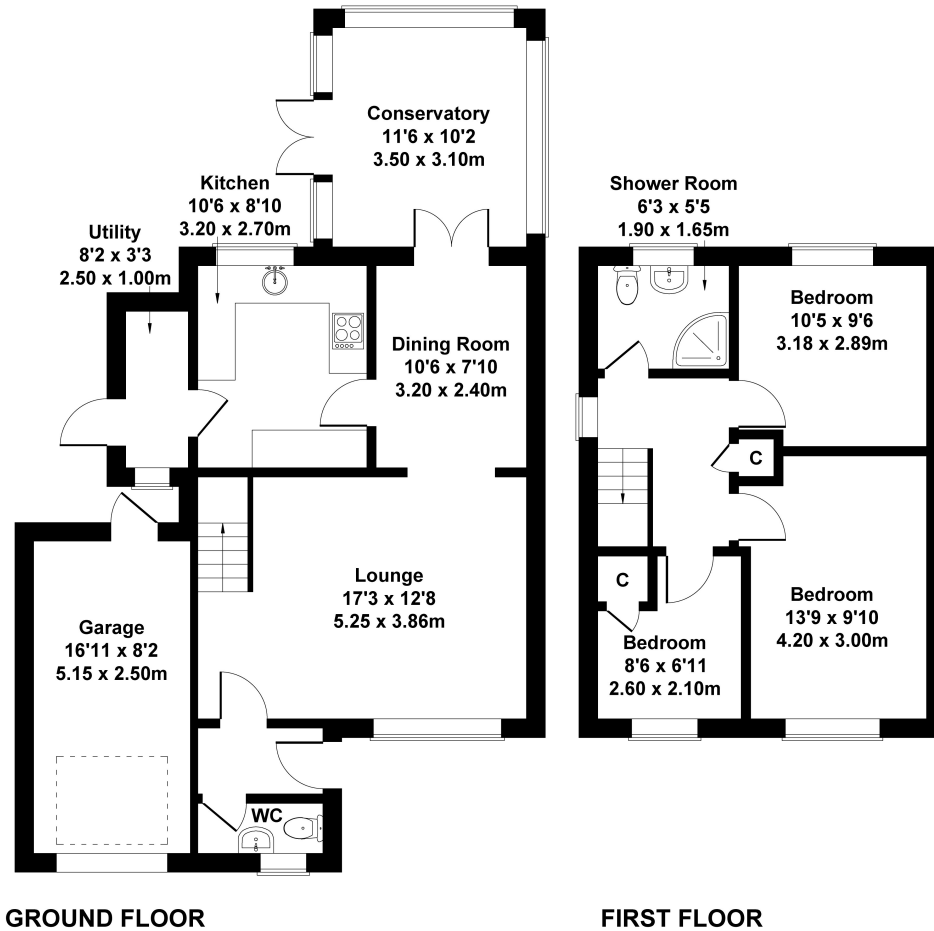
Block paved driveway for off road parking for at least two cars. The front garden has a footpath leading to the front door and is laid mainly with shrubs and borders. There is also an outside tap and wall lights.

#### Garage

2.50m x 5.15m (8' 2" x 16' 11") Up and over door. Power and lighting. Wooden glazed door to the rear. Consumer unit.

# 58 De-Ferenus Drive, Raunds,

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk