



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





£400,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to market this Executive home on the ' Silverfields' development within Raunds. The property is generous in its size and allows for the modern family to move around easily. Accommodation comprises of; entrance hallway, cloakroom, lounge, fully fitted kitchen, dining area, four bedrooms, master with ensuite, and family bathroom. Externally there are front and rear gardens and garage.





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 stairs rising to the first floor landing.

Lounge

3.75m x 5.10m (12' 4" x 16' 9") Elegant and fashionable describe this spacious lounge. With grey laminate flooring, a feature wall of a delightful shade of blue, this lounge is a paradise for home movie or sports lovers. With a built in media panel, cabinet glass shelving to both sides of the TV, chill and relax with your favourite film. A Upvc window to the front of the house allows natural light to flood in and a radiator adds warmth during the winter months.

Cloakroom

1.00m x 2.00m (3' 3" x 6' 7") This contemporary cloakroom has a feature brick effect wall, a low-level WC in white, a pedestal hand basin with flip tap, tiling to splash back area, coving to ceiling line, and a radiator.

Kitchen

3.15m x 8.00m (10' 4" x 26' 3") This luxurious fully fitted kitchen is finished with stunning white gloss base and wall units with brown work surfaces over and upstands. Stand and admire the black glass sink with a one and half bowl and the spray mixer tap before looking through the uPVC window to admire the immaculate garden. If cooking is your delight, then the AEG double oven, and AEG six ring gas hob with shaped canopy over will help to treat your family to a culinary delight. Further features include: an integral fridge-freezer and dishwasher, pull out draws, spots to the ceiling and grey laminate flooring.

Dining Area

Enjoy your chef's special in the dining area whilst admiring the delights of the captivating garden through the french doors. A tall graphite grey contemporary radiator adorns one wall while grey laminate flooring completes the picture of this beautiful kitchen-diner.

First Floor Landing

Dog-leg stairs carpeted in grey ascend from the hallway. The landing has a uPVC window to the side, an airing cupboard, a radiator and doors to bedrooms and 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. Fitted bedroom furniture surrounds the bed on both sides and above it. The double, mirrored side wardrobes have lighting built in. Overhead cupboards and shelving allow for extra storage. Further features include a UPVC window to the front aspect, grey laminate flooring, a radiator and TV point with a door leading through to the en-suite.

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, a coupled vanity unit with flip tap, a graphite ladder radiator, wall cabinets with mirror and laminate flooring. This delightful en-suite is also fully tiled.

Bedroom Two

2.80m x 4.32m (9' 2" x 14' 2") uPVC window to the rear aspect allowing for the added bonus of being able to admire the garden. Bedroom two has loft access and a radiator.

Bedroom Three

3.60m x 3.70m (11' 10" x 12' 2") Again another substantial bedroom overlooking the front of the property large enough to accommodate a double bed and spacious wardrobes if required. A uPVC window to the front aspect and radiator.

Bedroom Four

2.80m x 3.62m (9' 2" x 11' 11") Double windows to rear aspect overlooking the garden, This large bedroom is light and Airy and has a radiator.

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 rail, tiling to splash back areas and inset spotlights to ceiling.

Rear Garden

The rear garden lends itself to having a featured pergola where you can sit and dine whilst listening to the evening blackbirds song. The children can play on the lawn area and you can relax. The garden also has a small patio area, and footpath leading to the front gate. There's the added bonus of having a outside waterproof double socket, There are plant and shrub borders, whilst timber fencing enclose the garden with security lighting.

Front Garden

The property is located on the corner of Buttercup and so the front garden wraps around. There are shrubs to the side and lawned areas. The footpath leads to the front door and driveway to the front.

Garage

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

Agents Notes

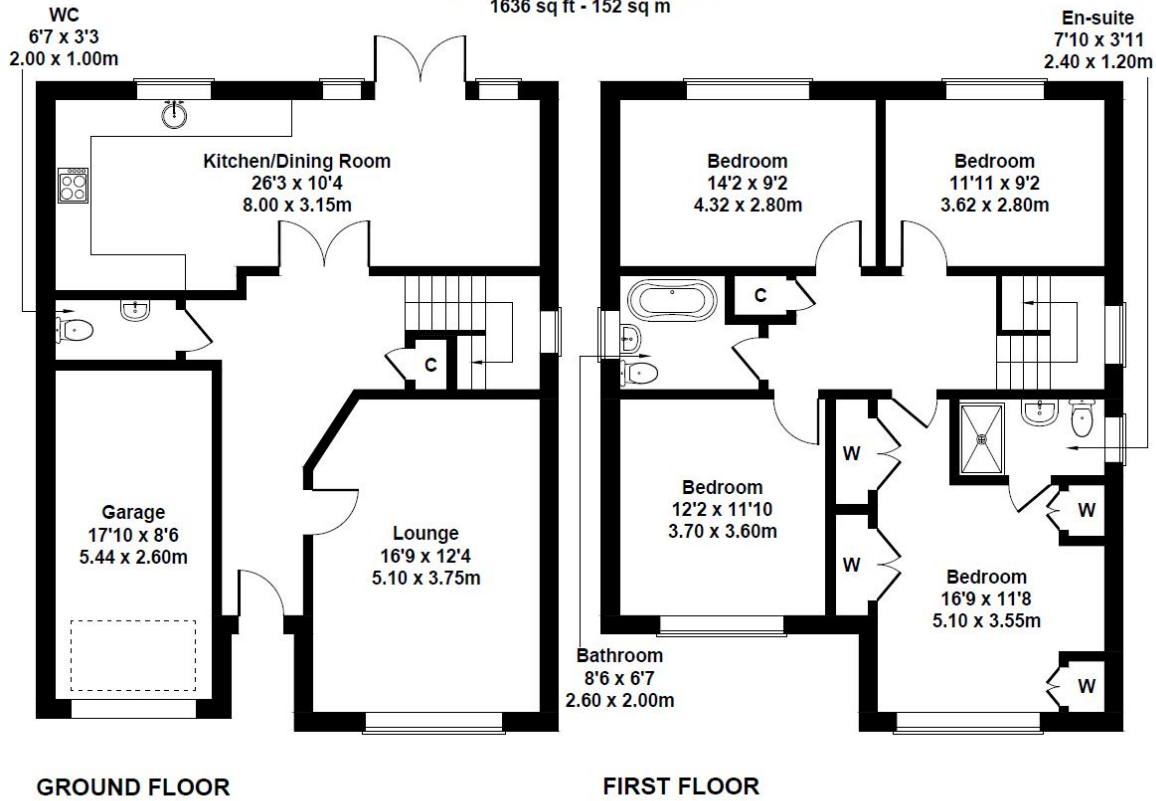
We are duly informed by the present owners that the property is subject to an annual service charge. The charge is approximately £ 300.00.

We advise prospective buyers to have their legal representatives check this when purchasing.



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Approximate Gross Internal Area
1636 sq ft - 152 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+)	A		93
(81-91)	B	85	
(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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