



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



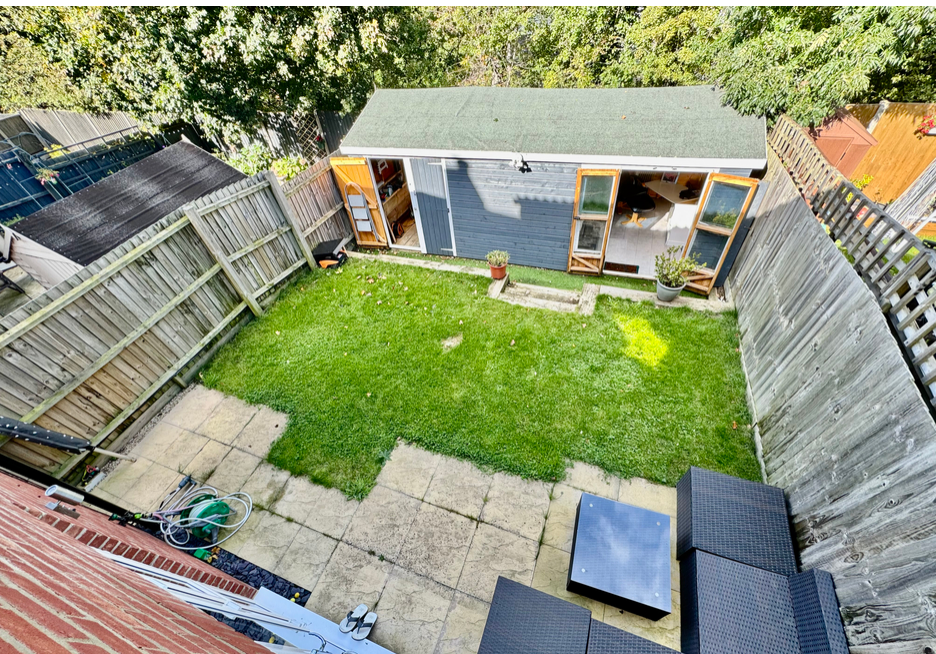


£325,000

Freehold

Frosty Fields Estate Agents are pleased to introduce another beautiful home on the popular Silver Fields development situated on the outskirts of Raunds. There are numerous countryside walks on your doorstep with open field views to admire in the distance. This chic home in immaculate condition offers the following: Entrance hallway, cloakroom, fully fitted kitchen with integral appliances, lounge, three bedrooms, master with en-suite, and family bathroom. There are two parking spaces provided by the double driveway and electrical charging point. Rear garden is mainly laid to lawn with large feature office/ jacuzzi.





Entrance Hallway

Enter this smart three bedroom semi - detached property via the composite door. You will notice straight away that the property is immaculate and bright. There are doors to the downstairs cloakroom, kitchen-dining room and lounge. The stairs rise to the first floor landing. The hallway houses the consumer unit and radiator.

Cloakroom

This cloakroom is just inside of the entrance hall, and comprises of the following. Opaque window to the front, radiator, pedestal with wash hand basin and modern flip tap mixer taps, tiling to water sensitive areas. There is also a low level WC and ceramic floor tiling. The cloakroom is also fitted with an extraction system.

Kitchen - Dining Room

3.082m x 4.663m (10' 1" x 15' 4") The kitchen is dressed in Hi-gloss white cabinets with integral appliance to include; Zanussi electric oven with brushed stainless steel gas hob and shaped Zanussi extraction system over, dishwasher and washing machine plus Fridge freezer. The subtle shade of grey work surfaces over blend and compliment the kitchen area. The Vaillant boiler is hidden behind a cabinet. There is a stainless steel 1.5 sink with swan neck mixer taps over and upstands. The dining area can accommodate the family for an evening meal. The kitchen is laid with grey tiled linoleum flooring. The ceiling has inset spot light, and numerous electrical sockets.

Lounge

3.703m x 5.377m (12' 2" x 17' 8") The lounge is dressed in white with hints of orange from the vendors love of ' Lowry adorning the walls and the settee. There are French doors to the rear opening out on the rear garden which is not overlooked, and there are side opening windows. The lounge is also fitted with the modern media panel incorporating the TV and Telephone outlet points. There are two radiators to keep you warm and snug with the oncoming winter approaching. Lounge also has a handy storage cupboard for all those items you wish to hide. There are double electric outlet sockets as well.

First Floor Landing

The first floor landing is approached from the main entrance hallway stairs. There is plenty of light from the uPVC window to the side elevation. The landing includes the airing cupboard with storage and doors to all featured rooms.

Master Bedroom

3.100m x 5.238m (10' 2" x 17' 2") The master bedroom is located to the rear of this delightful semi-detached property with en-suite shower room. It is spacious can easily accommodate wardrobes and dressing tables. There is a uPVC window to the rear and overlooks the rear garden and summer house. The bedroom is light and airy and fitted with double sockets for all those gadgets, radiator and telephone point.

En-Suite

1.400m x 1.476m (4' 7" x 4' 10") Super addition is this en-suite shower room. Wake up and refresh yourself with an early morning shower. Fitted and dressed in white the double sized shower cubicle will ease those aches and pains after a long day at the office. There is a low- level WC, pedestal with wash hand basin, and mirrored wall cabinet. The small graphite radiator and stylish linoleum floor covering.

Bedroom Two

3.066m x 3.078m (10' 1" x 10' 1") Bedroom two is light and bright and is spacious as well. this bedroom could also provide enough room to have built in wardrobes should you choose too. There is a uPVC window to the front , radiator and loft access.

Bedroom Three

2.112m x 3.011m (6' 11" x 9' 11") The third bedroom could easily be used as a home office, or maybe a nursery, or if need be it could be used as an extra dressing room. Situated to the rear and with a uPVC window overlooking the garden. There is a radiator and double sockets.

Family Bathroom

1.895m x 2.238m (6' 3" x 7' 4") The bathroom suite is dressed in white and comprises of the following. Side grip panelled bath with bi-fold curved shower screen and shower over. Pedestal with wash hand basin and flip mixer tap, ladder radiator and low level WC. There is stylish tiling to all water sensitive areas. Fashionable linoleum and inset lighting to the ceiling and extraction system.

Rear Garden

Open the French doors from the main lounge and step outside onto the patio and seating area. The shaped lawn is monitored by a remote controlled lawn mower. Step down to the summer house by the way of a small steps edged by railway sleepers. There is a side footpath leading to the front by a timber gate, and outside tap.

Summer House / Shed

1.836m x 2.966m (6' 0" x 9' 9") This lovely smart home also provides you with a summer house and combined shed. The main part houses the ' Blue Whale Hot Tub and is so so inviting even on a winter's day. There is power and light connected. If you don't fancy the Hot Tub, then why not just switch on the TV and pour yourself a drink and relax. The shed is also perfect for storage and various garden equipment to store.

Front garden/ Driveway

The front of this stylish home provides two parking spaces and also an electrical charging access point. There is decorative slate borders to the front ideal for pots to stand on. Overhang porch to shelter you from a downpour before entering into the property. There is also an outside carriage lantern, and side gate leading to the rear garden.

Agents Notes

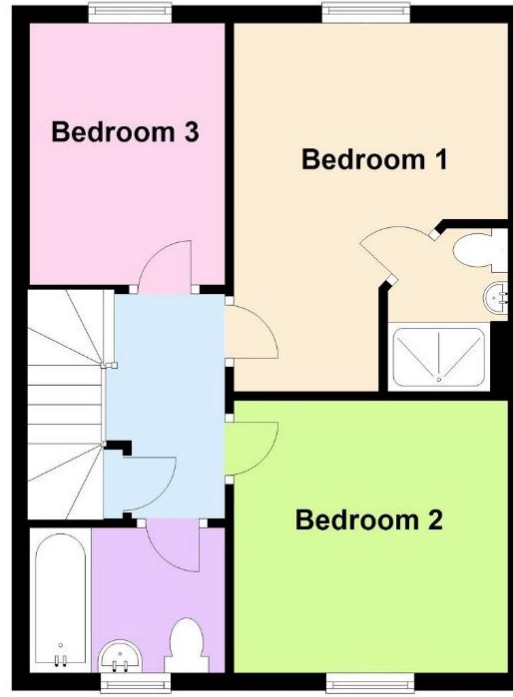
We understand from the current vendors that the property has a service maintenance annual charge set against the estate. Approx £180 every 6 months. We advise all prospective buyers to have this information varied by their legal representatives.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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