



10 Northdale Common, Raunds,
Wellingborough, Northamptonshire.
NN9 6XB





£335,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to showcase this stunning three bedroom linked-detached family home. Built by Mssrs Bow Bridge & Snowdon Homes to their 'Ouze Design' This immaculate home is dressed to impress. Why not step inside and take a look for yourself. Accommodation comprises of: Entrance hallway, spacious cloakroom, fully fitted kitchen/ dining room, lounge area, three double bedrooms, master with en-suite and family bathroom. Externally there are front and enclosed rear gardens. Garage and driveway which can take three vehicles. The property is set on the newly developed Northdale Common with open space and field views to the side of the property.





Entrance Hallway

Enter this superb linked-detached family home via the composite door. Step inside and admire the show home condition of this lovely home. The hall is light and fresh with modern taste throughout. There are doors to the kitchen dining room, cloakroom and lounge area. The hallway is decorated with decorative paneling and the polished floor tiles create a calm and inviting feel. There is a radiator and small underneath storage cupboard. Stairs rising to the first floor landing.

Cloakroom

0.987m x 1.873m (3' 3" x 6' 2") Super addition to any house is the downstairs cloakroom. There is an opaque window to the side aspect. The cloakroom is spacious and there is a low level WC squared edged wash hand basin with flip mixer tap and soft close vanity unit. There are polished floor tiles and tiling to water sensitive areas. The cloakroom also has inset lighting to the ceiling and you will also find the consumer unit in place along with the extraction fan.

Kitchen / Dining Room

2.635m x 4.540m (8' 8" x 14' 11") Beautiful fully fitted kitchen - dining room. The dining area is set to the front of the property and overlooks the open space of this newly developed estate with field views to the side aspect. The dining room is moden with enough room for entertaining friends and family. There is a radiator and window to the front with blinds. The flooring is ceramic floor tiles.

Kitchen is fully fitted in Anthracite grey. The kitchen is complemented by white speckled work surfaces over incorporating a neue electric cooker and hob with shaped canopy over. There is a 1.5 stainless steel sink drainer with swan neck mixer tap over along with modern upstands. There is a space for the washing machine and integral dishwasher and fridge freezer. The kitchen is fitted with quadrant underneath lighting to the cabinets.

Living Room

3.435m x 4.960m (11' 3" x 16' 3") The living room is light and bright with a neutral palette of decoration. There are French doors to the rear with side windows and top openers to enjoy in the spring and summer months. The living room is spacious and also has a storage cupboard for all of those items of cleaning. There are plenty of electrical sockets and TV Point and Telephone point.

First Floor Landing

The first floor landing is accessed from the stairs rising to the first floor. The landing area is spacious and the decorative panelling adds to the tasteful theme. The airing cupboard houses the combination IDEAL boiler and there is also a radiator and double socket. Doors to all featured double bedrooms and family bathroom.

Master Bedroom

2.625m x 5.460m (8' 7" x 17' 11") There's plenty of space provided in the master bedroom certainly enough room to add modern fitted furniture if required. The natural daylight floods in from both the front window and rear window. The bedroom is fitted with a featured media panel outlet for TV and internet access along with plenty of electrical sockets. The bedroom is also fitted with a radiator and door to the en-suite shower room.

En-Suite

1.765m x 2.195m (5' 9" x 7' 2") Super sized en-suite with plenty of space to enjoy a hot shower after a long day at work. Take away the aches and pains by walking into the shower and choosing which shower head to use, main shower or rain shower. There is a low level WC and soft close two vanity unit

with mirror and lighting. the wash hand basin with filp mixer tap. There is also a chrome style ladder radiator and extraction fan with inset lighting to the ceiling. Flooring is fashionable and durable.

Bedroom Two

2.740m x 4.385m (9' 0" x 14' 5") Bedroom two is set to the rear of the property and overlooks the garden. This bedroom is also a double bedroom with oodles of space with fully fitted wardrobes. There are electrical double sockets and radiator. The window is to the rear and uPVC.

Bedroom Three

2.740m x 3.590m (9' 0" x 11' 9") Bedroom three is located to the front of the property. Again this double bedroom room offers versatility as a bedroom or currently it used as an home office. The main feature is the sage decorative panelling and it adds style to this room. Also like bedroom two it comes with fitted wardrobes and there are plenty of double electrical sockets for all of those modern appliances. Completing the picture is a uPVC window to the front and radiator. This bedroom also looks out onto the open green space and field views to the side.

Family Bathroom

1.920m x 2.195m (6' 4" x 7' 2") The bathroom is generous in its size ad offers all the usual furnishings. There is an opaque window to the front aspect for privacy. The bath is also fitted with a normal shower over and rain shower with protecting screen. The wash hand basin is square with flip mixer tap and set with vanity soft close drawers underneath. There is also a low level WC and chrome ladder radiator. The ceiling has in set lighting and the flooring is fashionable and durable. The extraction fan completes the picture.

Rear Garden

The rear garden is enclosed with lawn and patio with decorative gravel with inset solar lights. There is a door to the garage and the garden also has an outside tap. Sitting mainly south facing this garden would be perfect for entertaining guests and family members with parties and BBQ's. There are additionally outside contemporary lighting and double waterproof double socket. The garden is fully enclosed by timber fencing.

Garage

2.600m x 5.460m (8' 6" x 17' 11") The garage is a great addition to the property. Fitted with an up and over door to the front with power and lighting. There is a uPVC door to the rear giving access to the garden.

Front Garden

The property is set back from the open green space to the front. The driveway can take upto three vehicles. Garden is mainly laid to lawn with block paving. There is a small paved area giving way to shrub and plant borders before entering into the inside of this delightful home. Side foot path leading to the rear garden and gate.

Agents Note


We understand from the current owners that there is a service charge on the estate. Approximately around £65.00 per quarter. (£260.00)

FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(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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