



47 Ashfield Avenue, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6DX





£265,000

Freehold

Welcome to this charming 2 bedroom, 1 bathroom semi-detached bungalow situated on a desirable corner plot in the sought-after town of Raunds. Perfectly positioned for those seeking a blend of comfortable single-level living and attractive outdoor space, this delightful home offers a wonderful opportunity for first-time buyers, downsizers, or anyone looking to enjoy the peaceful community atmosphere Raunds is known for. With generous rooms and thoughtful improvements throughout, this property is sure to impress from the moment you arrive. The bungalow boasts a bright and welcoming reception room that provides a versatile living area ideal for relaxation or entertaining guests. Adjacent to the main living space is the newly added conservatory/family room measuring 10' X 25' feet, flooded with natural light and offering a tranquil spot to enjoy your morning coffee or unwind in the evenings surrounded by your garden views. The space seamlessly connects the indoors with the outdoors, making it a fantastic feature for social gatherings or quiet family time.





## Entrance

Let's step inside this lovely bungalow. Upon entry via the double glazed door enter into the kitchen area.

## Kitchen

1.962m x 4.174m (6' 5" x 13' 8") The kitchen is fitted with cream cabinets and contrasting work surfaces over which incorporate the brushed stainless steel sink with swan neck mixer tap over. There is a blend colour matching tiling to the water sensitive areas. There is a Logic induction hob with concealed cooker hood and Hotpoint double oven to prepare all of those culinary gourmet meals. The kitchen also offers space for a fridge freezer and is also lit with underneath lighting. Within the kitchen is where you will find the IDEAL combination boiler and consumer unit. The flooring is wood effect laminate and the picture is completed with a double panelled radiator and down lights. There is a window and door which open into the conservatory/ family room and door to the main lounge.

## Lounge

3.012m x 5.133m (9' 11" x 16' 10") The main lounge is light, bright and offers a warm and cosy feeling. The room is spacious enough to allow for modern curved furniture and extensive seating. There is a featured mantle fire surround with tiled hearth and electric display fire. The lounge is also complemented by a TV Point and telephone point and there are two panelled radiators and double outlet sockets. Door to the small inner hall.

## Inner Hallway

The inner hallway gives way to the doors to all the main rooms. Here also is where you will find the loft access with ladder and light connected.

## Bedroom One

2.751m x 3.273m (9' 0" x 10' 9") (Not including the wardrobes) This cosy bedroom is located to the rear of this pretty bungalow set with a view of the garden. The bedroom has been fitted with mirrored wardrobes to allow for plenty of storage. The room is complete with radiator and double outlet sockets.

## Shower Room

1.684m x 1.958m (5' 6" x 6' 5") The shower room is fitted with a corner style shower cubicle with sliding opening doors and shower over. The suite is white and comes with a low level WC and pedestal with wash hand basin. The shower room is also complemented with a chrome ladder

is completely tiled throughout and fitted with an extraction fan. There are down lights in the ceiling and the room is complete with vinyl flooring. The window to the side is opaque.

## Bedroom Two

2.293m x 2.928m (7' 6" x 9' 7") The second bedroom is also located to the rear of this delightful home. The window to the rear overlooks the garden. The bedroom is fitted with a radiator and coving to the ceiling line.

## Conservatory / Family Room

3.075m x 7.731m (10' 1" x 25' 4") This super conservatory has everything you require. It certainly has substantial flexibility to be able to use as a lounge or maybe a master bedroom. The room is fitted with windows to the side and front and rear. There are doors to the front and rear. The room has been fitted with two double radiators and a TV point. Here also is where you find the spaces for a washing machine outlet and tumble drier. The roof was covered and fitted in April 2025 and is complete with down lighters. There are also plenty of double sockets.

## Rear Garden

Step outside from the extensive conservatory / family room. The garden has a small patio/ paved area with a retaining wall and steps up to the first level by the way of the handrail. This section of garden is also paved with lawn and again leads to further steps and handrail to the top section. The garden has gravel borders which is ideal for ornaments and plant pots. There is a large shed at the top which is perfect for stowing away the garden equipment. The garden is enclosed and private by newly erected fencing to the side and shaping to the corner. Within the fencing is a stylish hedgerow. The property is also fitted with sensored lighting and outside tap and double waterproof socket.

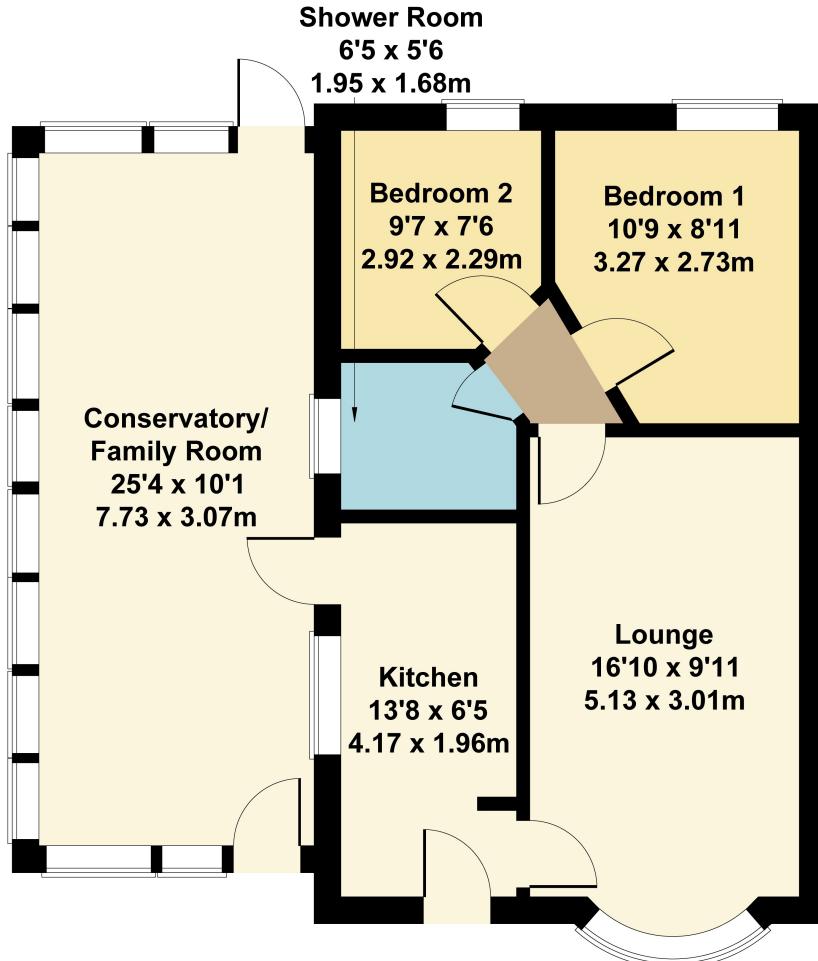
## Front of Property

The front of this property is mostly consists of a block paved driveway. To the front there is fencing for privacy.

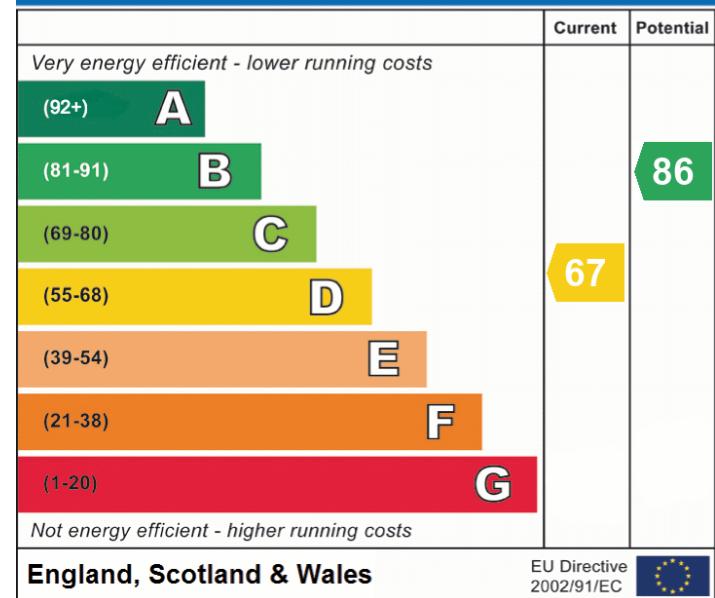
## Agents Notes

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.

# 47 Ashfield Avenue, Raunds



## Energy Efficiency Rating



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