



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





£275,000

Freehold

Frosty Fields Estate Agents are delighted to offer to the market this beautifully presented two bedroom detached home located on the sought after development of Silverfields, Raunds. Briefly the property comprises: entrance hallway, open plan lounge, dining area and kitchen. Upstairs there is a master bedroom with En-suite, a second bedroom and family bathroom. Outside, a south facing garden has been lovingly landscaped to include a patio, separate decking and lawned area. To the front is off road parking for two vehicles.





Entrance Hallway

Enter via a composite door to the to the front aspect. The entrance hall has contemporary grey laminate flooring, a radiator, telephone point and consumer unit. Stairs rise to the first floor landing and doors lead to the cloakroom, lounge and kitchen.

Cloakroom

0.923m x 1.888m (3' 0" x 6' 2") Comprising of a white low-level WC, pedestal hand basin with flip top tap, tiling to splash back area, radiator and grey laminate flooring.

Kitchen

2.449m x 3.279m (8' 0" x 10' 9") Chic and stylish fully fitted kitchen in a delightful pale green with white work surfaces over and upstands. This contemporary kitchen comprises of: Zanussi oven and gas hob with glass back plate and stainless steel shaped canopy over. There are attractive down lights; integrated washer/dryer, dishwasher and fridge-freezer; grey laminate flooring; Valliant combi boiler and a range of sockets. The kitchen is open plan and flows into the lounge allowing for that feeling of space and natural light. There is double glazed window to the front.

Lounge

4.604m x 4.693m (15' 1" x 15' 5") Dressed in modern neutral tones, this open plan lounge has French doors (with side windows) leading out into the south facing garden allowing for lots of natural light to flood and caress the room. Grey laminate flooring compliments the contemporary feel to this room. There is a radiator, TV point, sockets, and door to under stairs cupboard.

Landing

Stairs rising from the hallway, the landing has a door to a cupboard, radiator, thermostat and socket.

Master Bedroom

3.329m x 4.281m (10' 11" x 14' 1") The master bedroom is spacious and is delicately dressed in natural shades. There is double glazed window to the rear over looking the delightful south facing garden. This bedroom benefits from an En-suite, radiator, sockets, TV point, thermostat control and space for wardrobes.

En-Suite

Wake up from a great nights sleep and walk into the en-suite! There you can start your day with the double sized shower cubicle, not one but two showers to make you feel

fresh to start the day ahead. The shower cubicle is fitted with a sliding door and there is tiling to all water sensitive areas. The en-suite is also fitted with a white low-level WC, pedestal wash hand basin and mixer tap. There is also a chrome ladder radiator, fashionable grey flooring and shaver socket outlet point, downlighters to the ceiling. The window to the rear is opaque for privacy.

Bedroom Two

2.445m x 3.608m (8' 0" x 11' 10") Bedroom two is also spacious and can be used as a dressing room, or home office, your choice and your decision to make. Maybe use it as a bedroom for friends and family to stay over. There is double glazed window to the front. Radiator and sockets. Access to the loft (no power, lighting or ladder).

Bathroom

1.894m x 2.080m (6' 3" x 6' 10") uPVC double glazed opaque window to the front aspect. White bath with mixer taps with hand held shower attachment over, pedestal hand basin with flip tap, Low-level WC, down lights and ladder radiator.

Garden

Outside, the immaculate south facing rear garden is a landscaped paradise with beautifully presented patio and separate decking areas perfect for outdoor dining. A lawned area is surrounded by shrub borders and has inset stepping stones leading to a garden shed. The garden is fully enclosed by timber fencing with a gate to the side and a graveled area for storage down one side of the house.. Additional features include and outside waterproof socket and and outside tap.

Front Garden

The front garden is bordered on both sides with private hedges and has hard standing for two vehicles. A footpath leads to a side gate.

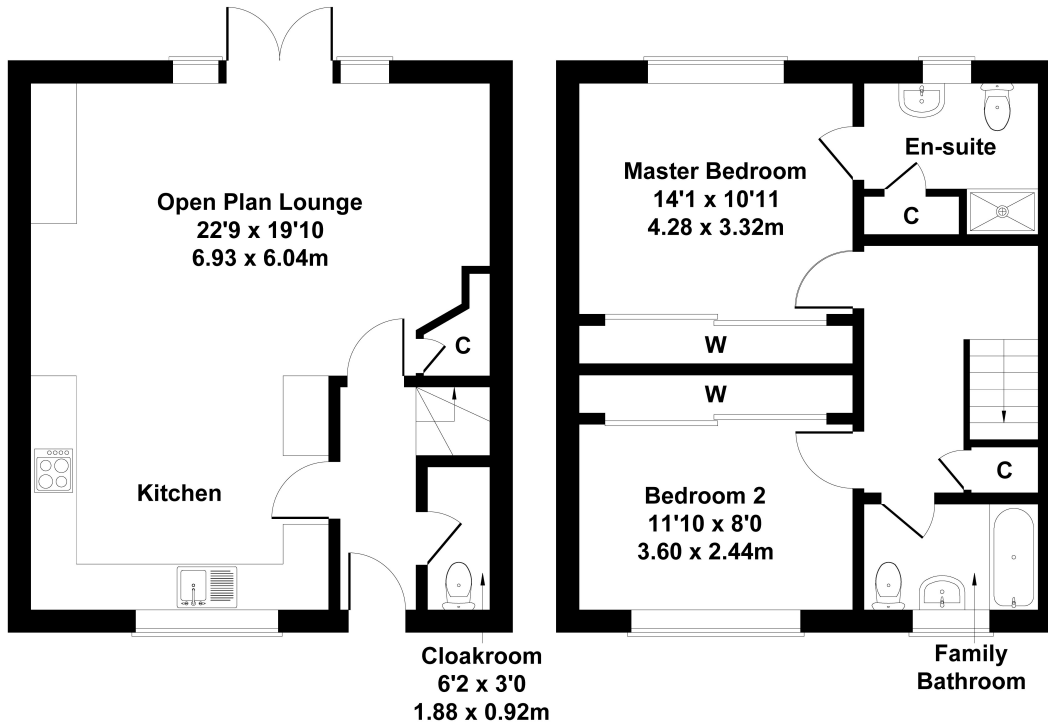
Agents Notes:

Silverfields development has a service charge of £155.87 per annum. This is normally payable around the 1st of August every year.

We advise all prospective buyers to have this information verified by any their legal representatives when purchasing.

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Approximate Gross Internal Area
904 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

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		95
(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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