5 York Way, Raunds, Wellingborough, Northamptonshire. NN9 6HQ

£375,000 Freehold

FOR SALE

Frosty Fields ESTATE AGENTS
Making your move a breeze!

Northamptonshire
Michael Way, Raunds, Wellingborough, NN9 6GR

01933 697990
nigel@frostyfields.co.uk

PROPERTY DESCRIPTION

This sumptuous, detached family home is set in a sought-after location within Raunds. Classically presented with a touch of class throughout its decor and presentation. The entire home is furnished with light and offers a wealth of expansive room for the ever-growing family. Wrapped on a corner plot and encased by the private hedgerow, York Way offers privacy and secluded options to enjoy the garden with it's south facing aspect. Or why not enjoy listening to the sound of the pond as it ripples life through and soothes the Coy Carp as they grace the water. The interior offers: a large spacious entrance hall, cloakroom, study/bedroom four, living room, dining room, conservatory, kitchen, master bedroom with en-suite shower room, family bathroom and two further bedrooms. The garden cradles the property and along with the tandem style garage and double driveway, this property is certainly dressed to impress.

FEATURES

- Detached Family Home
- Three / Four Bedrooms
- Energy Solar Panels
- Spacious Living Room
- Dining Room
- Conservatory
- Master Bedroom with En-suite
- Corner Plot
- Wrap around garden
- Tandem Garage plus double width Driveway

ROOM DESCRIPTIONS

Entrance Hall

3.301m x 3.360m (10' 10" x 11' 0") Step into this stunning family home via the Upvc obscure door to the front of the property. This spacious hallway is home to gray laminate flooring, a radiator with cover, doors to all lower floor rooms and a beautiful set of dogleg stairs leading to the landing. Under the stairs are two small cupboards, one of which houses the meters.

Cloakroom

1.286m x 2.734m (4' 3" x 9' 0") Upon entering the downstairs cloakroom you will find an obscure Upvc double glazed window to the front elevation. Expect to find a white vanity unit with sink and flip top taps, a low-level W.C. Further features include a radiator with cover, laminate flooring,and coving to ceiling.

Study/Bedroom 4

2.442m x 2.745m (8' 0" x 9' 0") Versatility is key here. This room can be used either as a study, bedroom four, children's playroom or games room, the list is endless. Expect to find a Upvc double glazed window to the side elevation, a radiator, dado rail, a BT point and coving to ceiling line.

Living Room

4.117m x 6.156m (13' 6" x 20' 2") Spacious and contemporary, this living room is set with clean lines and natural light. It is home to a modern woodburner, encased within a white surround, all ready for those cool autumn and winter nights. Wall lights enhance the glow of the woodburner, and two double radiators with covers add to the warmth should you need them. A dado rail sits about a third of the way up, laminate flooring adorns the floor, with coving to the ceiling and a square opening to the dining room completes this lovely living room.

Dining Room

2.900m x 3.584m (9' 6" x 11' 9") Clean and chic lines extend into the dining room. Here you can expect to find a Upvc double glazed obscure window to the side elevation and Upvc double glazed patio doors to the conservatory which are dressed with vertical blinds. Again, there is a dado rail to one third height, a radiator with cover and grey laminate flooring. An additional bonus comes in the form of a serving hatch, saving that trip from kitchen to dining room.

Kitchen

3.565m x 4.584m (11' 8" x 15' 0") This kitchen has been carefully extended to add space and capacity and to showcase a cream, country kitchen style fitted kitchen with brown, marble-effect roll top work surfaces and white tiling to water sensitive areas. For the culinary delights, expect to find a Hotpoint electric oven and gas hob with a concealed extractor fan. Further features include a stainless steel sink with mixer taps, a washing machine and dishwasher with space for a fridge freezer. Wood-effect laminate flooring dresses the floor, while a chrome ladder radiator adds warmth when needed. The is also a Worcester boiler hidden away in the cupboard and coving to the ceiling line complete the picture.

Conservatory

2.357m x 5.441m (7' 9" x 17' 10") A stunning addition to any family home. Light, bright and airy, this beautiful conservatory adds class and space. Why not sit a while and ponder life in the warmth of the Spring or Autumn sunshine, or curl up with a good book. Either are achievable in this beautiful room. With Upvc windows to all aspects and Upvc French doors opening onto the decking area of the garden, admiring the garden is a must. Grey laminate flooring and a radiator finish off this loving addition to this wonderful home.

Landing

Via the entrance hall, this gallery-style landing with its featured dog leg stairs bridges the lower floor to the upper floor of this lovely family home. Dressed with wood-effect laminate flooring, expect to find doors to the master bedroom, two other bedrooms and the family bathroom. A loft hatch and a door to a cupboard with storage space complete this area. The loft is part boarded and is insulated.

Master Bedroom

3.687m x 4.223m (12' 1" x 13' 10") The master bedroom has a large Upvc double glazed window to the side elevation allowing for lots of natural light to flood the room. Benefitting from a feeling of being open planed, the master bedroom also features fitted wardrobes, radiator, USB sockets, door to the eaves and coving to ceiling and wood-effect laminate flooring. From the bedroom continue through the archway to the bright and airy en-suite.

En-Suite to Master Bedroom

1.455m x 2.897m (4' 9" x 9' 6") Through the archway from the bedroom, you will find yourself in this large open-planned en-suite. Within the en-suite expect to find a Upvc window to the side elevation, a white vanity unit with sink and flip tap and tiling to water sensitive area. There is also a double shower cubicle, dimplex water heater, inset spot lights to the ceiling and grey laminate flooring. A final addition to the en-suite is a double fitted wardrobe.

Family Bathroom

2.191m x 2.476m (7' 2" x 8' 1") The larger than normal family bathroom is dressed in white and purple, being fully tiled with a double walk in shower. In addition expect to find a white low-level W.C. and a pedestal style hand basin with taps over. Further features include a church style radiator with chrome rail, a shaving socket and grey laminate flooring and a Upvc double glazed obscure window to the rear elevation.

Bedroom Two

2.088m x 3.074m (6' 10" x 10' 1") A spacious double bedroom with a Upvc double glazed window to the side elevation. In the bedroom in a double wardrobe with sliding doors (which will be staying), a radiator, coving to ceiling and wood-effect laminate flooring.

Bedroom Three

2.574m x 3.587m (8' 5" x 11' 9") Bedroom three affords a Upvc double glazed window to the rear elevation. Additional features include a radiator. USB socket and wood-effect laminate flooring.

Rear Garden

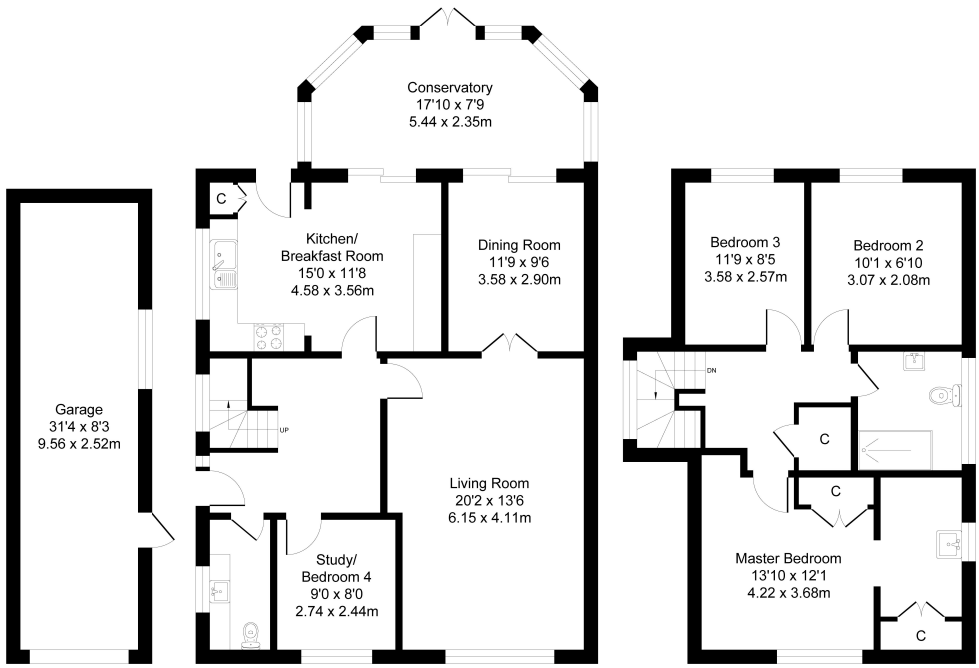
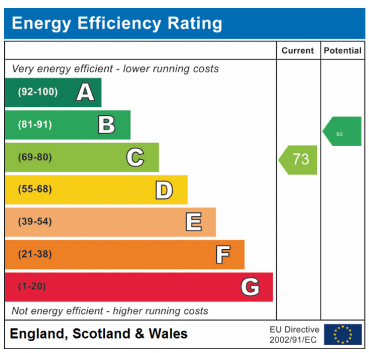
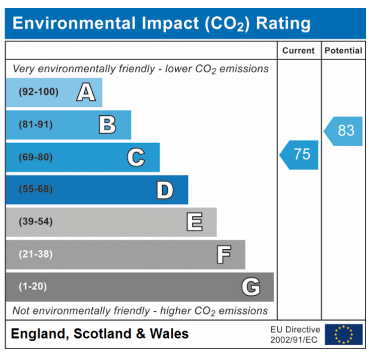
A hidden world awaits you in this gem of a garden. Hidden behind a large private hedge, this wrap around garden is a sight to behold. With mature borders, but mainly laid to lawn, this garden has a wealth of additional features. A large decking area sits outside the kitchen and conservatory, allowing you to bring inside dining outside on those warm balmy evenings. A beautiful pond, secure behind trellising gives a sense of peace and tranquility in this spacious, sun-lovers garden.

Front Garden

Step through the ornate gate to find this gem of a family home secluded behind a wrap-around hedgerow. The front is mainly laid to lawn, with a scattering of shrubs and small trees, Expect to also find an outside tap, a metal and wooden shed to the side of the house and an ornate gate into the back garden.

Garage

2.529m x 9.563m (8' 4" x 31' 4") A tandem style garage with up and over door., with an additional door to the side of the garage and a Upvc window to the side. The garage has had a new roof in 2021 and has both power and lighting.

FLOORPLAN & EPC

Approximate Gross Internal Area
1937 sq ft - 180 sq m