



10 Westfield Avenue, Raunds,
Wellingborough, Northamptonshire.
NN9 6DQ





£280,000

Freehold

Frosty Fields Estate Agents are delighted to offer to the market this lovely, three bedroom Dorma bungalow set on a generous plot in a sought after area of Raunds. With no upper chain, this bungalow, along with it's larger than average rear garden, and potential for further development (subject to planning) could be just what you're looking for. Why not ring today to save disappointment.



Main Entrance

Enter this delightful bungalow via the side uPVC door with cat flap.

Kitchen

2.70m x 3.00m (8' 10" x 9' 10") This lovely fitted kitchen is light and bright and fitted with wooden cabinets throughout with contrasting white speckled work surfaces over. The main picture window is certainly allows for natural sunlight to flood and enhance the cooking space. The kitchen is fitted enamel sink with mixer taps over. There is a Bosch electric oven and stainless steel gas hob over with concealed canopy. The kitchen offers space for a washing machine, and is kept warm by the double radiator. There is a small enclosed space which is handy for storage and there is also shelving made available. Glazed door allowing entry into the main lounge.

Lounge

3.70m x 4.30m (12' 2" x 14' 1") The lounge is also light and airy with a large picture style window to the front. The stairs rise to the first floor landing area. The lounge is fitted with stone surround and hearth and gas fire. There is a small storage cupboard under the staircase as well. There are also single and double sockets and TV point. The lounge is open to a small space ideal for coats and storage. There is a uPVC window to the side aspect. Glazed door allowing access into the inner passage way. The double radiator completes the picture.

Inner Hallway

The inner hallway leads way to the following rooms, bedroom one, family bathroom and dining room.

Bedroom One / Dining Room

2.65m x 3.05m (8' 8" x 10' 0") This very spacious bedroom is situated to the ground floor and could have flexible use if one preferred to use it has another reception room instead. There are sliding patio doors opening onto the conservatory. The bedroom can easily be furnished with modern day bedroom furniture if required. There is a radiator and TV Point.

Conservatory

2.10m x 3.00m (6' 11" x 9' 10") This lovely conservatory is ideal for those summer days to enjoy. Door opening out onto the patio and lovely rear garden. There are windows to side aspect and also the rear.

Dining Room / Bedroom

3.75m x 4.35m (12' 4" x 14' 3") The dining room also could have multi functional use. Maybe a craft room instead of a dining room. There is a uPVC window to the rear overlooking the garden, radiator and TV point.

Family Bathroom

The bathroom is currently fitted with a disabled bath allowing for a side entrance door and chair with shower over. The suite is also complimented by a pedestal with wash hand basin and flip mixer

tap, and low level WC. The bathroom is fully tiled and there is a opaque window to the side aspect. The flooring is vinyl.

First Floor

The first floor is accessed from the dog leg staircase from the main lounge area. There is uPVC window to the side aspect. Two steps when you reach the long landing area. Doors to all featured rooms. Bedroom two and three and the shower room. There is a door which allows access in the loft where you will find the combination boiler.

Bedroom Two

3.75m x 4.25m (12' 4" x 13' 11") Bedroom two is also of a generous size and overlooks the garden area. Currently fitted with a full range of wardrobes. There is a large uPVC window to the rear and radiator completes the picture.

Bedroom Three

3.10m x 3.20m (10' 2" x 10' 6") Bedroom three is also a good double sized bedroom and again it overlooks the rear garden. There is uPVC window to the rear aspect, and radiator.

Shower Room

This super bungalow has the benefit of an upstairs shower room. Fitted with shower cubicle and pedestal with wash hand basin. There is also a WC. No need to have to pop down stairs during the night. The shower room is also fully tiled and fitted with an opaque window to the side aspect and radiator.

Rear Garden

This lovely bungalow has a deceptive spacious rear garden. The garden can be accessed from the conservatory or from the side gate. The garden has a large patio area which opens up onto a lawned area with garden plant borders. The garden also has a featured garden pond including fish. There is also a garden shed. Timber fencing encloses the garden with gate access opening up onto the driveway.

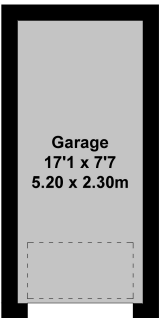
Garage

2.30m x 5.20m (7' 7" x 17' 1") The garage is fitted with an up and over door with power nd light connected.

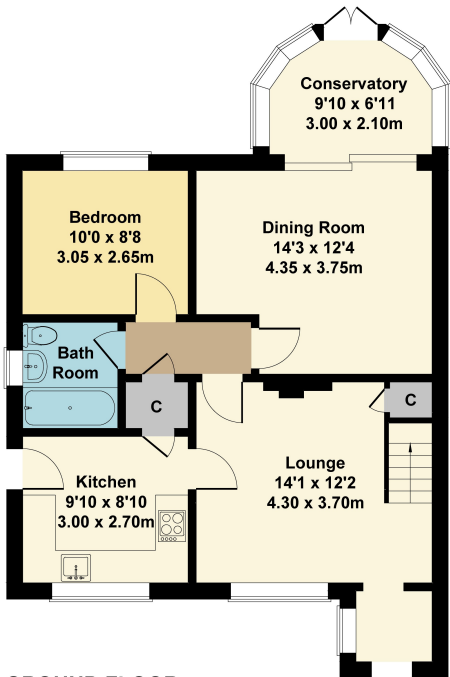
Front Garden

The front of the property is approached by double ornate gates which open onto the driveway. The garden is laid to lawn and there is a brick wall for privacy. The driveway can accommodate two/ three vehicles and there is also a covered carport canopy over. There is an outside tap and carriage security lantern.

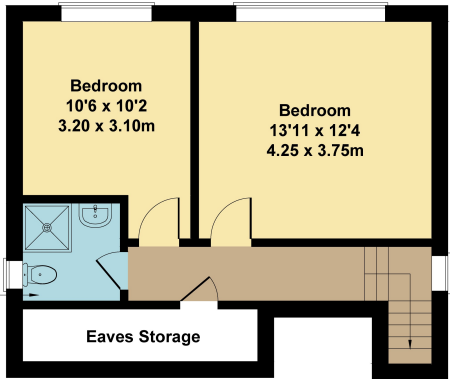
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GARAGE



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 118 sq m / 1270 sq ft

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 68 | |
| (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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