



49 Weighbridge Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6TT





£229,950

Freehold

Step inside this smart, two bedroom semi-detached home built by Taylor Wimpey to their 'Appleford' design. Situated on the sought-after 'Darcie Park' development, this contemporary home enjoys well-proportioned living space including entrance storage housing the Ideal combination boiler with washing machine outlet. Also found is a spacious cloakroom, open-plan kitchen breakfast bar with double sided cabinets. This includes a built in Zanussi oven and Zanussi induction hob and shaped canopy over, integral fridge freezer and slimline dishwasher. Continuing the open O plan concept there is a lounge with French doors opening out onto the enclosed rear garden with entertainment pergola with decking and seating. This modern home also comes with two double bedrooms and a bathroom. The property also benefits from two parking spaces.





Entrance Hallway

Enter the property to the front aspect via a composite door with side opaque uPVC window to the side into the spacious open-plan hall which includes a large double storage cupboard housing the Ideal combination boiler, consumer unit and outlet for the washing machine with fitted work surface and double socket. Door to the large cloakroom and stairs rising to the first floor landing.

Cloakroom

The cloakroom is spacious and also offers storage should you require it. There is an opaque window to the front. The jazzy interior is fitted with Chrome ladder style radiator, low level WC, Pedestal with wash hand basin and tiling to water sensitive areas is plain and funky. The flooring is laid in grey vinyl laminate with extraction fan.

Entrance to Open-Plan Kitchen/Lounge.

2.11m x 2.74m (6' 11" x 9' 0") Super modern kitchen with gloss white cabinets and breakfast bar with double sided cabinets for extra storage. Fitted with an electric Zanussi oven and Zanussi Induction hob with shaped canopy over. Kitchen also provides quality worksurfaces over with upstands and inset with a stainless steel 1.5 sink with spray nozzle mixer tap and stainless steel back plate. There are integrated appliances as standard i.e. fridge freezer and slimline dishwasher. The luxury moduleo grey flooring compliments the finish.

Lounge/Dining room Open-Plan

2.95m x 3.98m (9' 8" x 13' 1") Leading on from the lovely kitchen the lounge offers a comfortable relaxing and eating area all in one. There are French doors opening out on the enclosed rear garden, with side aspect windows and top openers to allow that spring and summer breeze to filter throughout the home. There are numerous double sockets along with TV and Telephone outlets and panelled radiators. Stairs rising to the first floor landing.

First floor Landing

Climb the slightly quarter twist stairs case to the first floor. There are doors to all communicating rooms. Loft access partially boarded. The landing also provides a double socket and radiator.

Main Bedroom

2.41m x 3.98m (7' 11" x 13' 1") The master bedroom is situated to the rear of the property. It comes with a fitted

champagne double wardrobe with shelving and hanging rail. There is double glazed window to the rear aspect, radiator and separate thermostat control and numerous double sockets.

Family Bathroom

The family bathroom is sits between both bedrooms. The stylish bathroom is fitted with a bath and shower over with shower screen. The entire space is fully tiled to all water sensitive areas. Low level Wc and Pedestal with wash hand basin all complete with flip mixer tap. There is a chrome ladder radiator and extraction fan. Modern featured flooring.

Bedroom Two

2.33m x 3.98m (7' 8" x 13' 1") Bedroom two is also spacious and can quite easily afford a double bed. There are two windows to the front, radiator and double outlet sockets.

Rear Garden

The rear garden can be accessed from the main open - plan lounge. The garden offers a super entertainment area for friends and family during those summer months. Complete with pergola over and decking with two double outlet water proof sockets. There is also to the rear of the garden a featured seating area, so once you've cooked on the BBQ you can dine outside al-fresco style. The garden has a patio area and garden shed. Outside tap, lawn and path to side gate leading to the front. Outside decorative security lighting as well. Oh i forgot to mention the ' Hot Tub' lots of fun and bubbles!

Front Garden

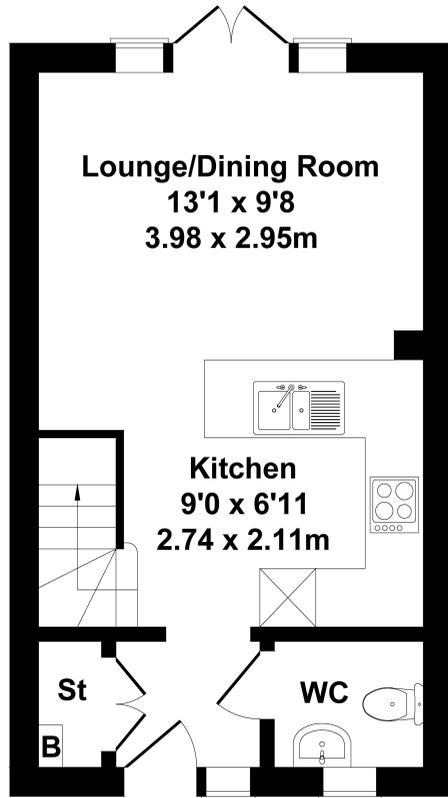
The front garden allows for two parking spaces to the front of the property. There is a small shrubbed area and its all compliment with featured decorative railing and footpath.

Agents Notes

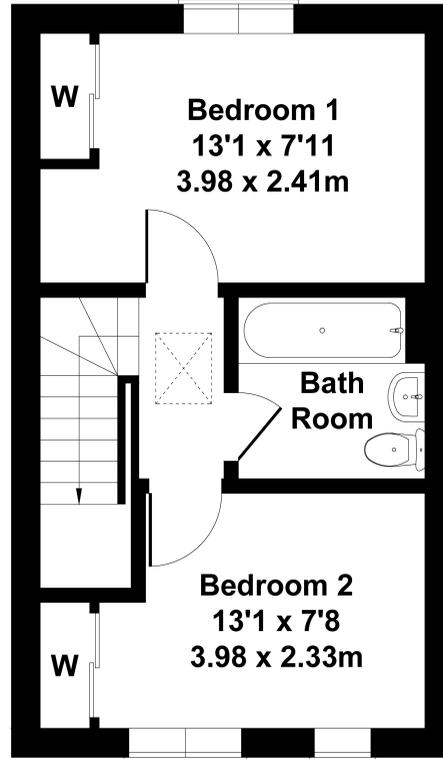
We understand from the present vendor that they along with all the other residents on the development pay a yearly service charge of £140.00 towards the upkeep of the development's communal areas. Prospective buyers are advised to have their legal representatives verify this information.

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Approximate Gross Internal Area
614 sq ft - 57 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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