



9 Chelveston Road, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6DA







£750,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to present this beautiful established detached bungalow sitting within a Private location on the edge of Raunds. This very substantial home offers just under 2,700 square ft. There is also the extra bonus of a self contained Annex which could have many flexible uses for family or even an Airbnb.





#### Front Entrance

This lovely bungalow can be entered by the step in open porch area. The French wooden doors open into a very spacious entrance hallway. There are doors and connected corridor to all principle rooms. This generous hallway offers a radiator with stylish cover, door to a cupboard which houses the alarm and storage area. There are numerous wall lights and the main loft access.

#### Main Sitting Room

5.38m max x 11.40m max (17' 8" x 37' 5") This is truly massive sitting room and certainly is ideal for Christmas New Year to entertain friends and family plus the grandchildren. The sitting room is L-shaped and is fitted with large picture windows to the front and plenty of wall lights. This room is featured with inset shelving niches and shelving plus a brick fire surround and inset with an open fire and wooden mantle over. There are TV points to both sides of the chimney breast and double sockets.

#### Dining Room

3.28m x 5.72m (10' 9" x 18' 9") Classic style entrance into the dining room by the French glazed door. The dining room is flooded with pure natural sunlight. This expansive dining room can easily seat a large amount of friends and family for those special occasions. The window to the rear overlooks the garden and patio area. There is a glazed door to the enormous Kitchen/Breakfast room. There are fitted wall lights and French doors opening out onto the enclosed rear garden with top openers.

#### Kitchen/Breakfast Room

5.49m x 5.72m (18' 0" x 18' 9") This sizeable fully fitted kitchen/Breakfast room has everything one needs to enjoy cooking in. Fitted with traditional Mahogany cabinets and a breakfast bar. This kitchen is truly spacious in all cooking areas. There is plenty of room for all those food items and spices. The main cooker area is fitted with Belling double electric oven with a 6 ring Stoves gas ring hob and hot plate. The cooker hood is concealed. This section of the kitchen also has under counter fitted fridge and freezer. There is an Asterite 1.5 sink drainer with mixer taps and tiling to water sensitive areas. There always the integral dishwasher to help out when required after a family meal. The main Vaillant boiler is also located in the kitchen towards the side and hidden inside a floor to ceiling cupboard. There is a door to the side with cat flap. The flooring is ceramic and there is inset lighting to the ceiling. The consumer unit is also within the kitchen

#### Master Suite

3.66m x 4.57m (12' 0" x 15' 0") Enter this lovely master bedroom from the main entrance hallway. The bedroom is fitted with an array of wardrobes and bedside furniture and cabinets. There is a archway leading to the main En-suite bathroom. The master bedroom is also has a picture style window to the front with radiator under. There is a TV point and double sockets.

#### En-Suite Bathroom

2.706m max x 3.709m max (8' 11" x 12' 2") Luxury fitted En-suite bathroom offering plenty of space and is fully tiled throughout. Upon entry there is a fitted vanity unit with cabinets below and fitted furnishings to both sides. There is an inset sink with flip mixer tap, shaver outlet socket and vanity mirror. Downlights to enhance the light with work surfaces. The main bath is sunken with mixer taps, low level WC. Step up to the hidden Bidet and glass door to the shower cubicle. There is an opaque window to the side and inset lighting to the ceiling. The floor is completely tiled throughout with chrome ladder radiator.

#### Bedroom Two

2.72m x 3.05m (8' 11" x 10' 0") This another spacious bedroom with single bed with fitted furnishings with side wardrobe areas and bedside cabinets. There is a window to the rear and radiator.

#### Bedroom Three

2.72m x 3.05m (8' 11" x 10' 0") Another spacious bedroom with single bed and furnishings to the bedroom area allowing for wardrobes and bedside cabinets. There is window to the rear and radiator.

#### Bedroom Four

3.74m x 3.02m (12.27' 0" x 9' 11") Bedroom four is located to the far left hand side of this super bungalow. The fourth bedroom is spacious and quite easily accommodates a double bed with fitted furnishings around the bed and opposite wall offering plenty of room for clothes and storage. There is a radiator and window to the rear.

#### Family Bathroom

1.500m x 2.367m (4' 11" x 7' 9") The family bathroom is situated at the far end of the internal corridor. The bathroom is sectioned into two areas with the first part of the bathroom. This is where you will find the vanity unit complete with furnishings including cabinets to floor and and wall mounted. There is a mirror with inset lighting. The bathroom then opens up to the sunken bath with bi-fold shower screen and shower over. There is a low level WC and small style chrome ladder radiator. There is an opaque window to the side aspect for privacy. The flooring is tiled.

#### The Annex

This splendid detached bungalow also offers you a separate annex. Entered by its own entrance door to the front.

#### Entrance Hall

Enter the annex from its own entrance door to the front. The inner hallway leads to all the main rooms within. There is cupboard housing the Vaillant combination boiler, door to family bathroom. The glazed door opens into the kitchen area.

#### Lounge

3.56m x 4.57m (11' 8" x 15' 0") The lounge has a lovely outlook to the garden area. There is a large picture window so you can admire the garden in all seasons. The room is fitted with French doors and side windows. The natural sunlight just flood the space and lightens up even on a cold day. There are wall lights, TVpoint and radiator with double electrical outlet sockets.

#### Kitchen / Dining Area.

3.28m x 4.57m (10' 9" x 15' 0") The kitchen is fully fitted with a comprehensive range of cabinets including double sided glass units set on a brushed stainless spindle. The kitchen also provides a small breakfast bar as well. There is a Asterite sink with drainer and mixer tap and black mottled work surfaces over. The electric oven with stainless steel gas hob with splash plate and shaped canopy over. There is a slimline dishwasher and under counter fridge, freezer and washing machine. The kitchen also has lighting to the underneath cabinets. There is a window and door opening out onto the enclosed courtyard. Also to the opposite side of the kitchen is a window and door, this opens out onto the rear garden and radiator with wall lights. Glazed door to the lounge.

#### Family Bathroom.

1.79m x 2.38m (5' 10" x 7' 10") The bathroom is just outside in the main entrance hallway. It is fully fitted to include opaque window to the side aspect. The bath is a double ended spa with flip taps. The bath is also fitted with a bi-folding shower screen and shower over. There is a low level flush system with fitted furnishings above with shelving. The vanity unit also includes the inset wash hand basin with mixer tap and fitted furnishings including a mirror and inset lighting. The bathroom is fully tiled and there is ceramic floor tiling and radiator.

#### Main Bedroom

3.48m x 3.51m (11' 5" x 11' 6") The bedroom is spacious and is fitted with bedroom furniture. There is large window to the front with radiator under. There are wall lights and double sockets.

#### Rear Garden

The main garden is laid with and separate shaped lawn areas and sundial circular paved area and patio. There are steps up on a further patio/ seating area with featured waterfall and trellis. This section of the garden is edge with brick wall and decorative ornate railings. There is also a Pergola with beautiful grape vine for those wine enthusiasts looking to create their own wine maybe. Why not let the Namia lamp post guide you around the garden as the sun sets. The garden is enclosed by timber fencing and shrubs. To the side area there is a large shed, outside tap and reel and Hobbit door opening into the main front and driveway. There are numerous carriage lanterns to light the way.

#### Double Garage.

5.18m x 5.79m (17' 0" x 19' 0") This double garage offers space for parking classic cars inside or even the family cars. There is power and lighting plus storage. The garage can be access by the up and over doors to the front and from the side door.

#### Front of Property

To reach this bungalow there is a private drive from the main Chelveston Road. The driveway is extensive and block paved and opens up in the main entrance courtyard. There is plenty of space to park numerous vehicles, caravan and motorhome should you choose. To the side of the garage there is an additional shed. The front opens up to the other side of the double garage and this is where you will find the entrance to the Annex. There is also an open courtyard with a water featured and retaining wall with another Namia lamppost guiding you to the side door entrance. There are shrubs and plant borders.





Approximate Area = 2047 sq ft / 190.2 sq m  
 Garage = 323 sq ft / 30 sq m  
 Annexe = 622 sq ft / 57.8 sq m  
 Total = 2992 sq ft / 278 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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