



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







£375,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this smart stylish & sustainable modern family detached home within the popular 'Silver Fields' development in Raunds.

The bright kitchen / diner is the heart of this family home, featuring integrated AEG appliances and smart layout, and French doors that open directly onto the good sized family garden. Complete with decking & pergola it is the perfect space for Alfresco dining and entertaining in those spring and summer months. The separate living room offers a cosy retreat, while the converted garage adds much-needed flexible space, as a home office, gym, or a break out room for the teenagers, it's ready to go. Upstairs, all four bedrooms are spacious and offer room for modern furniture to be added. The principal suite is sizeable with an En-suite shower room. This home is situated on a corner plot and enclosed by brick wall and timber fencing.







#### Entrance Hallway

Enter into this lovely family home by the composite door to the front. There are doors to all lower ground rooms. The flooring is fashionable in light grey. There is also a very useful understairs storage cupboard and the current owners have fitted out the stairs with sliding shoe drawers. The picture is complete with a radiator and consumer unit.

#### Cloakroom

09.46m x 2.243m (31' 0" x 7' 4") The downstairs cloakroom is an added bonus in these new homes. The cloakroom consists of a low level WC , pedestal with wash hand basin and flip tap. There is an opaque window to the side aspect for privacy. There is part tiling and ceramic floor tiling as well.

#### Living Room

3.225m x 5.400m (10' 7" x 17' 9") The main living room is light and bright with two windows to the side one being a bay style, and one main window to the front aspect. There are featured TV points and integrated wiring plus SKY. The heating is controlled by HIVE and allows you to set this on those cold Autumn and Winter days ahead.

#### Kitchen - Dining Area

3.511 m x 5.522m (11' 6" x 18' 1") The kitchen is fitted with a full range of stylish cabinets with Six ring gas stainless steel hob with shaped stainless canopy over and glass backing plate. The work surfaces and upstands contrast to the colour and add a nice finishing touch. The kitchen is also fitted with AEG integrated appliances including the double oven. There is a space for the washing machine. There is a 1.5 sink drainer with monoblock tap over. Within the kitchen the ceiling is fitted with chrome downlighters and you will also find the Vaillant combination boiler. The window to the rear allows you to watch over the children playing in the rear garden.

#### Dining Area

The dining area allows for family and friends to enjoy an evening meal together. There are French doors which open out onto the lovely enclosed private garden. The Kitchen / diner is heated by radiators and the flooring is tiled. The ceiling is fitted with chrome downlighters.

#### First Floor Landing

Ascend the dog leg staircase to the first floor landing. The landing area is spacious and there are doors to all featured bedrooms and bathroom room. The landing is fitted with a useful airing cupboard which is perfect for storing all those towels and bedding.

#### Master Bedroom

3.285m x 5.409m (10' 9" x 17' 9") The main bedroom is spacious and allows perfect natural light to enter the room by the window to the front and rear aspect. The bedroom is fitted with a double wardrobe. The room is also complemented by TV points and ceiling fan is optional. Door to the En-suite.

#### En-Suite

1.998m x 2.349m (6' 7" x 7' 8") The en-suite is a added bonus and allows you to shower in privacy. Fitted with a complete suite consisting of shower cubicle with hand held shower attachment and rain shower above. There is a low level WC and pedestal with wash hand basin The flooring is vivny style and easy to keep clean. The window to the rear is opaque for privacy and the radiator and down lighters complete the picture.

#### Bedroom Two

3.100m x 3.751m (10' 2" x 12' 4") Bedroom two is spacious and can easily

allow for a double bed and modern furniture if required. This bedroom also has plenty of natural light by the windows to the rear and side aspect. Bedroom two is also where you will find the loft access.

#### Bedroom Three

2.927m x 3.100m (9' 7" x 10' 2") Bedroom three is also of a generous size and can once again easily accommodate a double bed and modern furniture. This bedroom faces to the front of this lovely family home. There is a window to the front and the radiator completes the picture.

#### Bedroom Four

2.335m x 2.927m (7' 8" x 9' 7") Bedroom four could have flexible use and you must choose to either have it as a working office, nursery or as a bedroom. The bedroom is also located to the front of this home. The window is to the front and the picture is complete with a radiator.

#### Family Bathroom

1.995m x 2.152m (6' 7" x 7' 1") This family size bathroom is located to the side of this family home. Fitted with a white suite and comprises of a panelled bath with shower and splash screen. There is a low level Wc and pedestal with wash hand basin. There is tiling protecting the water sensitive areas. Ceiling is fitted with downlighters and the flooring is vinyl style.

#### Home office / Garage

3.023m x 3.172m (9' 11" x 10' 5") The main part of the garage has been converted into a working home office and is fitted with sockets and other outputs including telephone points and usb ports. The door to the rear opens onto the enclosed garden.

#### Rear Garden

The rear garden is mostly laid to lawn with a featured decking and pergola over. This is great for entertaining Al-Fresco style with friends and family members while the children are playing and the BBQ is cooking. The garden is shaped and enclosed by brick wall and timber fencing with a gate leading to the front. The garden is also equipped with outside waterproof socket and tap.

#### Front Garden

The property sits on a corner plot with lawn and established shrubs to the side. There is a driveway to the front and garage with up and over door and power and lighting to the front section.

#### Agents Notes

We understand that this estate is covered by a Management Company and the annual charges is £321.12 per year.

We advise all buyers to have this information verified by their solicitors when purchasing.





## THE ROSE

4 bedroom home

Plots 25, 27, 43, 46, 48, 49, 62, 65, 68, 69, 93 & 94

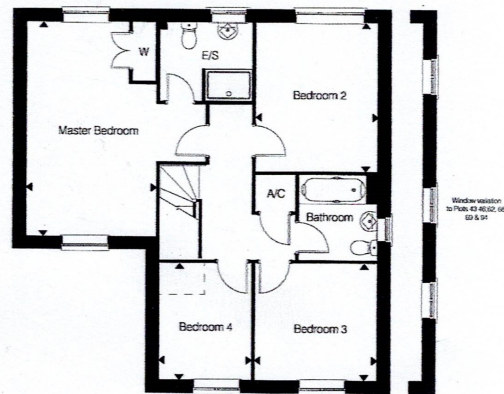
*This beautiful four bedroom home is perfect for entertaining, with a large living room and equally spacious kitchen/dining area with French doors leading out to the garden. The first floor boasts four bedrooms, an en suite and a fitted wardrobe to the master bedroom and a family bathroom. This home also benefits from an integral garage.*

### Ground Floor

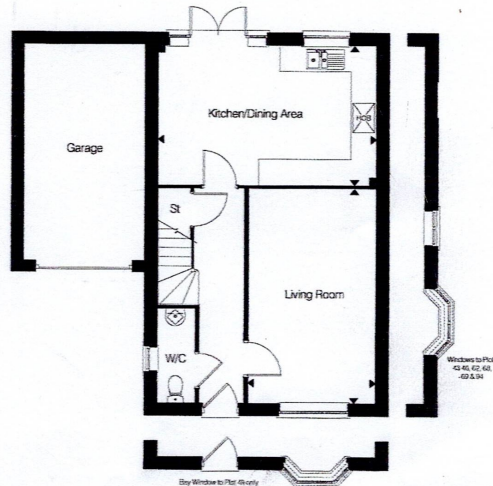
Living Room	5400mm x 3225mm	17'9" x 10'7"
Kitchen/Dining Area	5522mm x 3511mm	18'1" x 11'6"

### First Floor

Master Bedroom	5409mm x 3285mm	17'9" x 10'9"
Bedroom 2	3751mm x 3100mm	12'4" x 10'2"
Bedroom 3	3100mm x 2927mm	10'2" x 9'7"
Bedroom 4	2927mm x 2335mm	9'7" x 7'8"



First Floor



Ground Floor

◀ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Executives. These floor plans are a guide only and may be subject to change. Computer generated image.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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