



3 Brawn Drive, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6GX







£235,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this perfect two bedroom mid terraced property with En-suite. Set on the newly design Northdale Park within Raunds. If you are First Time Buyer or looking to downsize, then this beautiful home is meant for you to take a peek inside. Accommodation comprises of the following; Entrance hallway, cloakroom, fully fitted kitchen in Olive Green, lounge with under stairs cupboard with French doors opening out onto a beautiful garden which is not overlooked. Upstairs there are two spacious bedrooms, master bedroom with en-suite shower room and family bathroom. Externally the rear garden with gate access to the rear with wheelie bin access to the front and fully enclosed. The front of the property is open with driveway and parking.







### Entrance Front

Enter this beautiful two bedroom home via the composite door and step inside this delightful starter home. Dressed in neutral palette tones with fashionable flooring. There are doors to the cloakroom and kitchen. The stairs rise to the first floor landing with radiator.

### Cloakroom

Super addition is the downstairs cloakroom which is ideal for friends and family to use. Fitted with low level WC and pedestal with wash hand basin and soft close vanity unit with flip mixer tap and tiling to water sensitive areas. There is inset lighting to the ceiling and extraction fan with dehumidifier. Within the cloakroom you will also find the consumer unit. The flooring is vinyl impressions oak.

### Kitchen

2.51m x 3.45m (8' 3" x 11' 4") 2.51m x 3.45m (8' 3" x 11' 4") The kitchen is fully fitted in Olive Green cabinets with integral appliances. The window to the front allows for an open view to the wildlife pond and natural surrounds. Kitchen is fitted with a fridge freezer and slimline dishwasher with space for the washing machine. There are natural square -edged work surfaces over incorporating the stainless 1.5 bowl sink drainer with swan neck taps. Kitchen is Bosch electric oven with halogen hob and shaped canopy over. There is inset lighting to the ceiling and even a plinth heater. The flooring is vinyl impressions oak.

### Lounge

4.83m x 4.83m (15' 10" x 15' 10") 4.83m x 4.83m (15' 10" x 15' 10") Beautiful light and airy lounge with French doors to the rear and side windows with top openers. Open the French doors and let the spring and summer breezes flood in. The lounge also has a handy storage cupboard with power inside. The lounge is fitted with double electrical sockets and a media panel for the TV and telephone point. There is a free standing electric remote controlled fire ( which can be purchased separately) and hearth to had to the ambiance. The room is complete with two radiators.

### First Floor Landing

Take the stairs from the entrance hallway and upon reaching the first floor landing you will find the loft access and opening to the loft which is fitted with insulation and boarded with light (no ladder). There are doors to all rooms and door to the airing cupboard housing the IDEAL combination boiler.

### Bedroom One

3.40m x 4.09m (11' 2" x 13' 5") Beautiful spacious main bedroom which is situated to the rear of this smart property. The room can accommodate modern furniture free standing of fitted if you choose this option. The bedroom also has a media panel for TV point and telephone point. The room also is fitted with three double electrical sockets and radiator.

### En-Suite

1.35m x 2.57m (4' 5" x 8' 5") Super bonus in this home is the

en-suite shower room which is fitted with the following: a double base tray with shower and rain shower over. The en-suite is also fitted with a small chrome radiator, pedestal with wash hand basin with flip mixer tap and a low level WC. There is also a small handy cabinet for storing toiletries. The window to the rear is opaque. The flooring is vinyl impressions oak.

### Bathroom

2.03m x 2.13m (6' 8" x 7' 0") The family bathroom is also to the front of this property. Fitted with a white suite, the bath has a bi-folding shower screen with shower and rain shower over with Bellagio Gris featured tiles. The bathroom is also fitted with a wash hand basin and soft close vanity units under, and the low level WC. There is a wall height chrome ladder radiator and extraction fan with dehumidifier. The ceiling is fitted with inset lighting and the flooring is vinyl impressions oak.

### Bedroom Two

2.62m x 3.89m (8' 7" x 12' 9") Bedroom two is also a double bedroom and over looks the front. This bedroom could also accommodate modern fitted wardrobes if you choose. There are double sockets and radiator to complete the picture.

### Rear Garden

4.969m x 15.091m (16' 4" x 49' 6" approx ) The garden has been beautifully created by the present owner and it is set out as follows with artificial lawns with circular stepping pads, and a feature patio. There is a double outside electrical waterproof socket and contemporary light and outside tap. To the edge of the patio there are railway sleepers borders with plants inset and raised borders to one side. To the rear of the property is a greenhouse and arched decorative pergola with small latched gates. To the side of the garden is a timber gate which gives access to allow for the wheelie bins to be taken out.

### Front Garden

To the front of the property there is a parking area with footpath to the front door. Plant borders and contemporary lighting complete the picture.

### Agents Notes

**\*\* Service Charge\*\***

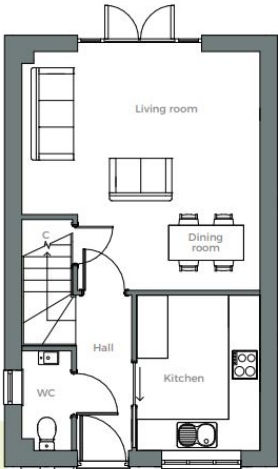
The current owner as duly informed us that the Estate charge for the new owners annually £280.96 quarterly £70.24. We recommend that all potential buyers have this information verified by their solicitors.

We have been informed by the vendor that the carpets are only four years old and the bedroom furniture can be purchased if required separately to the sale along with the electric display fire.

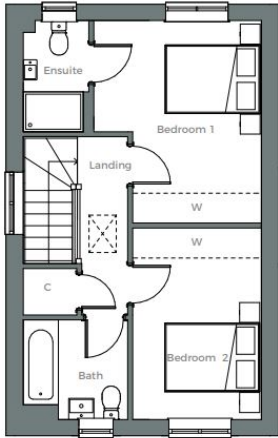
# The Avon

## INTERIOR DIMENSIONS

<b>GROUND FLOOR</b>			
Kitchen	3150 x 2450	10' 4" x 8' 0"	
Living/ Dining room	4825 x 4765	15' 10" x 15' 7"	
<b>FIRST FLOOR</b>			
Bedroom 1	4100 x 3340	13' 5" x 10' 11"	
Ensuite	2265 x 1350	7' 5" x 4' 5"	
Bedroom 2	3875 x 2560	12' 8" x 8' 5"	
Bathroom	2130 x 2035	7' 0" x 6' 8"	



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	85	
(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

Raunds, Northamptonshire  
 01933 825154  
 nigel@frostyfields.co.uk