

17 Burystead Rise  
Raunds  
NN9 6RZ

Offers in the region of £375,000



OSCAR JAMES

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# WHAT'S GREAT?

Situated within a cul-de-sac in Raunds is this impressive four-bedroom detached family home offering generous living space, modern versatility and low-maintenance outdoor areas.

The ground floor boasts a spacious lounge with a feature fireplace and a bay window. An open archway flows into the dining room, which in turn leads into the well-appointed kitchen, making this space ideal for entertaining. A handy utility room and a convenient downstairs cloakroom complete the ground floor.

A key highlight is the converted garage, currently used as a family room, but offering endless flexibility. Whether you need a fifth bedroom, home office, gym, playroom or studio – the choice is yours.

Upstairs, you'll find four generously sized bedrooms and the family bathroom. The Master bedroom is a wonderful size and benefits from an ensuite shower room.

Outside, the low-maintenance rear garden is thoughtfully designed with gravelled areas, decking, and patio providing multiple seating spots. A fantastic summer house adds a

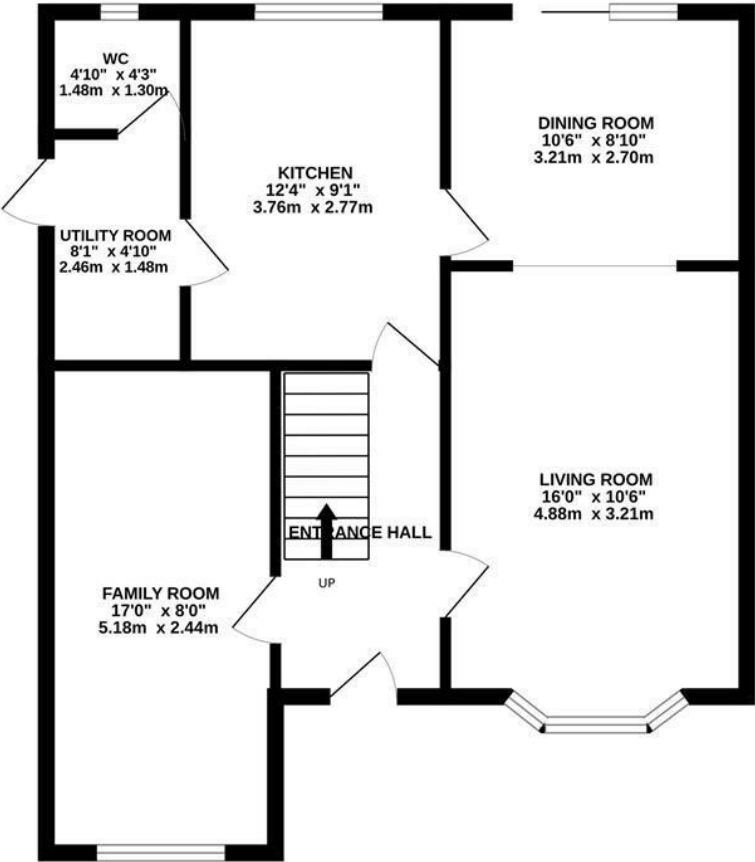
peaceful garden retreat.

To the front, a driveway provides off-road parking.

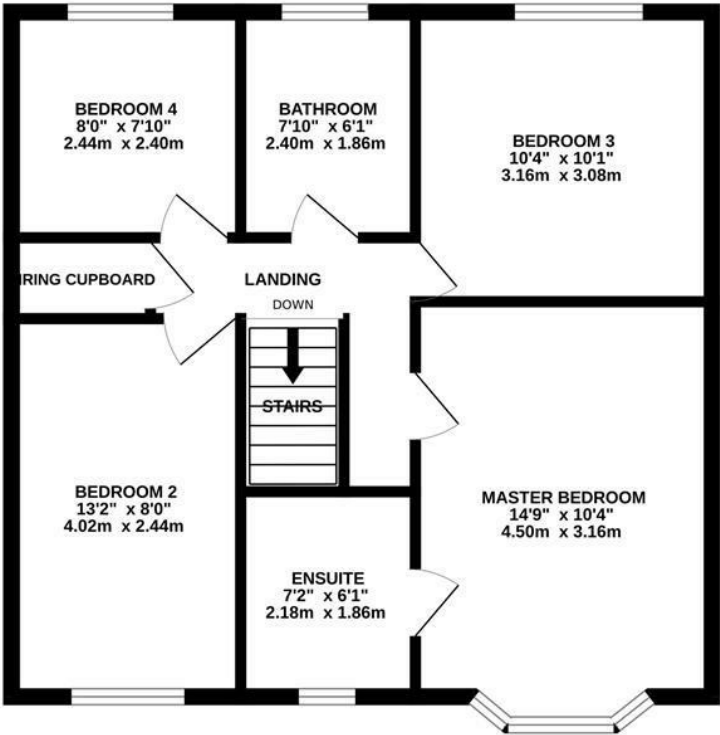
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# Floor Plan

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Three reception rooms



Kitchen with utility room



Four generous bedrooms



Downstairs cloakroom, family bathroom and ensuite shower room



Low maintenance rear garden



Driveway providing off road parking









# SELLER'S SECRET

The quiet location and spacious layout have been perfect for our family. The converted garage has given us so much flexibility over the years, and the garden, especially with the summer house, is a lovely place to relax. It's been a great family home!



## Why we like it....

A spacious and versatile four-bedroom detached home tucked away in a quiet Raunds cul-de-sac. With a converted garage offering flexible living (ideal as a fifth bedroom, office or gym), generous reception space, and a low-maintenance garden with summer house, this property is perfect for modern family life. Early viewing is highly recommended!

# OSCAR JAMES

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To buy or not to buy....

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