

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.



- Dimensions**
- Living Room 23'1" x 12'7"
 - Kitchen/ Family Room 14'4" x 23'9"
 - Dining Room 14'2" x 10'7"
 - Study 9'6" x 9'1"
 - Conservatory 17'7" x 13'3"
 - Master Bedroom 14'9" x 14'4"
 - Second Bedroom 11'8" x 11'1"
 - Third Bedroom 12'9" x 9'8"
 - Fourth Bedroom 10'11" x 9'3"



4 Brancey Close, Thrapston, NN14 4FQ
 £695,000

In Brief

Style - Detached

Outside - Private Rear Garden

Parking - Double Garage & Driveway

Enjoying stunning panoramic views across the River Nene and the open countryside is this impressive executive family home that has recently undergone a fresh decoration throughout. The accommodation boasts three reception rooms, an open plan kitchen/ family room, spacious conservatory, four double bedrooms, dressing area, a re-fitted en-suite bathroom to the master bedroom, a second en-suite, a family bathroom and a beautiful landscaped rear garden. The property also benefits from newly laid flooring, a double width driveway entered via double gates and is situated within the popular market town of Thrapston, surrounded by country walks and parks.

Where it is...

Shops – High street & Nene Centre (leisure centre with swimming pool) within walking distance and good walking and cycling tracks around Thrapston Lakes.

Rushden Lakes shopping and leisure facility

Train – Corby & Kettering Midland Main Line Stations

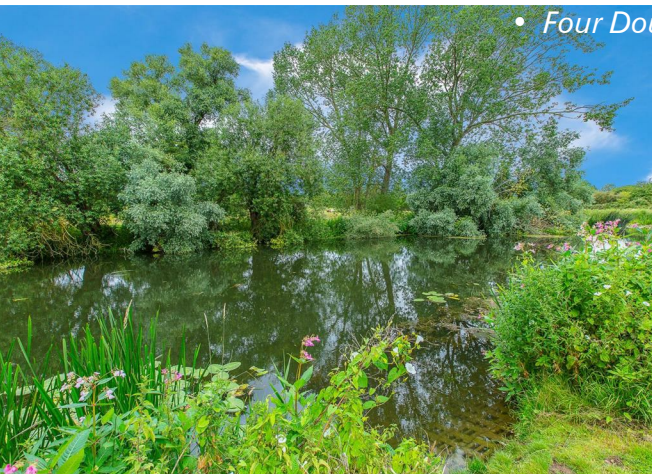
Link roads – A14

Schools-

Primary- Thrapston Primary School & Ringstead C of E Primary School

Secondary- Wrenn School & Prince William School

Private- St Peters School, Kettering & Wellingborough School



Why you'll like it...

Enjoying stunning panoramic views across the River Nene and the open countryside is this impressive executive family home. The accommodation boasts three reception rooms, an open plan kitchen/ family room, spacious conservatory, four double bedrooms, dressing area, two ensuite bathrooms, a family bathroom and a beautiful landscaped rear garden. The property also benefits from a double width driveway entered via double gates and is situated within the popular market town of Thrapston, surrounded by country walks and parks.

Entry to the property is gained via the modern tiled hallway with doors to access most of the ground floor accommodation and a staircase which rises to the first floor landing. Generous in size, both the living and dining room feature bay fronted windows with the living room also featuring a gas fire with a beautiful Portuguese marble surround and double French doors through to the conservatory. Fitted with a modern suite, the kitchen boasts Italian marble flooring, under counter lighting and a range of high gloss eye and base units with granite work surfaces over. The kitchen also comprises a range of integrated appliances and provides space for a Range cooker and large dining table and chairs with access into the spacious conservatory, which is also laid with Italian marble flooring and under floor heating. The pitched roof conservatory, which is a predominantly glazed construction enjoys views and access to the rear garden via double French doors, as well as a beautiful log burner. To complete the downstairs accommodation, there is a two-piece guest w/c, a study and a utility room, offering granite work surfaces and space for additional appliances and a door into the rear garden.

To the galleried landing, there are four double bedrooms, with built-in storage cupboards, and a family bathroom which boasts a four piece suite comprising a bath, double shower cubicle, low level w/c, a pedestal wash hand basin and a chrome towel rail. The master bedroom also benefits from a dressing area, skylight window and a re-fitted four piece en-suite bathroom, whilst bedrooms two and three enjoy views of the river and paddocks beyond the property.

Outside, there is a beautiful landscaped rear garden full of well stocked flower beds and mature shrubs with a paved patio and lawn area, perfect for outside dining. The double width, paved driveway is entered via secure gates and leads to the double garage, which benefits from an electric garage door. There is also a further pathway leading to a secluded area, perfect for storage.

- Country Parks & Parks
- Executive Family
- Four Double Bedrooms