

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.

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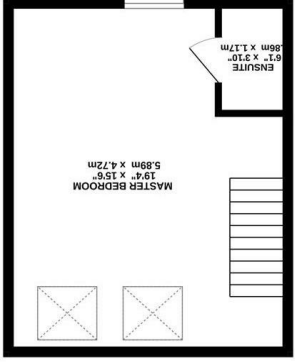
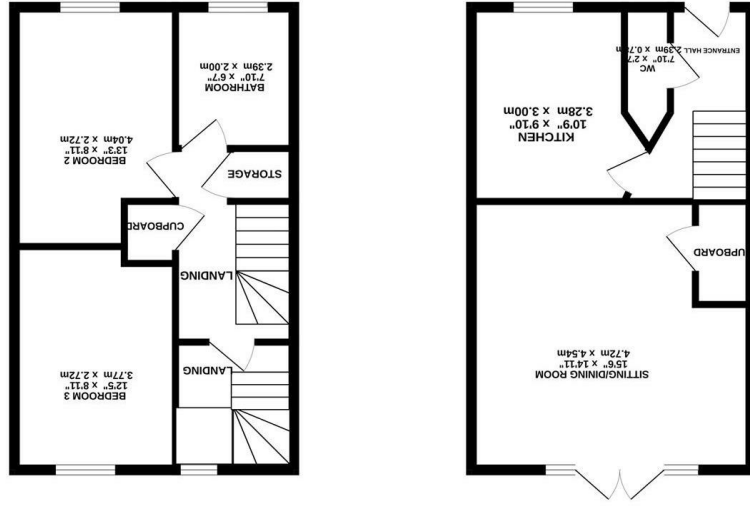
Thrapston  
 22 HIGH STREET  
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48 Kingfisher Road, Thrapston, NN14 4GP  
 £300,000



3 2 1 B

Situated on the popular David Wilson estate in Thrapston, is this immaculately presented three bedroom semi-detached home. The accommodation spans across three floors and comprises a modern kitchen suite, a living/dining room, a guest WC, three double bedrooms, an ensuite shower room to the master, and a family bathroom. Externally, the rear garden is fully enclosed by timber fencing and is mostly laid to lawn with a paved patio area, providing plenty of space for outdoor furniture. There is also space for a shed and gated side access leading to the tandem length driveway.

Upon entry, you are welcomed into the entrance hallway, where you are able to access all ground floor accommodation. Situated to the rear of the ground floor is the living/dining room, which provides ample space for both living and dining furniture, if desired. There are also French doors that flood the room with natural light and provide direct access to the rear garden. The modern kitchen suite comprises a range of eye and base level units as well as fully fitted appliances, including an oven, electric hob, extractor, fridge freezer, and dish washer. To conclude the ground floor accommodation, you will find a guest W/C and an understairs storage cupboard. Rising to the first floor landing, you are able to access two of the double bedrooms and the family bathroom. The family bathroom comprises a four piece suite which includes, a shower enclosure, a bath tub, pedestal hand wash basin and low level w/c. The master bedroom is located on the second floor; it is generous in size and benefits from an ensuite shower room and skylight windows.

COUNCIL TAX BAND - C  
EPC - B



**Kitchen**

10'9" x 9'10" (3.28 x 3.00)

**Living/dining Room**

15'5" x 14'10" (4.72 x 4.54)

**Bedroom 2**

13'3" x 8'11" (4.04 x 2.72)

**Bedroom 3**

12'4" x 8'11" (3.77 x 2.72)

**Bathroom**

7'8" x 6'6" (2.35 x 2.00)

**Master bedroom**

19'3" x 15'5" (5.89 x 4.72)

**Ensuite**

6'1" x 3'10" (1.86 x 1.17)

