

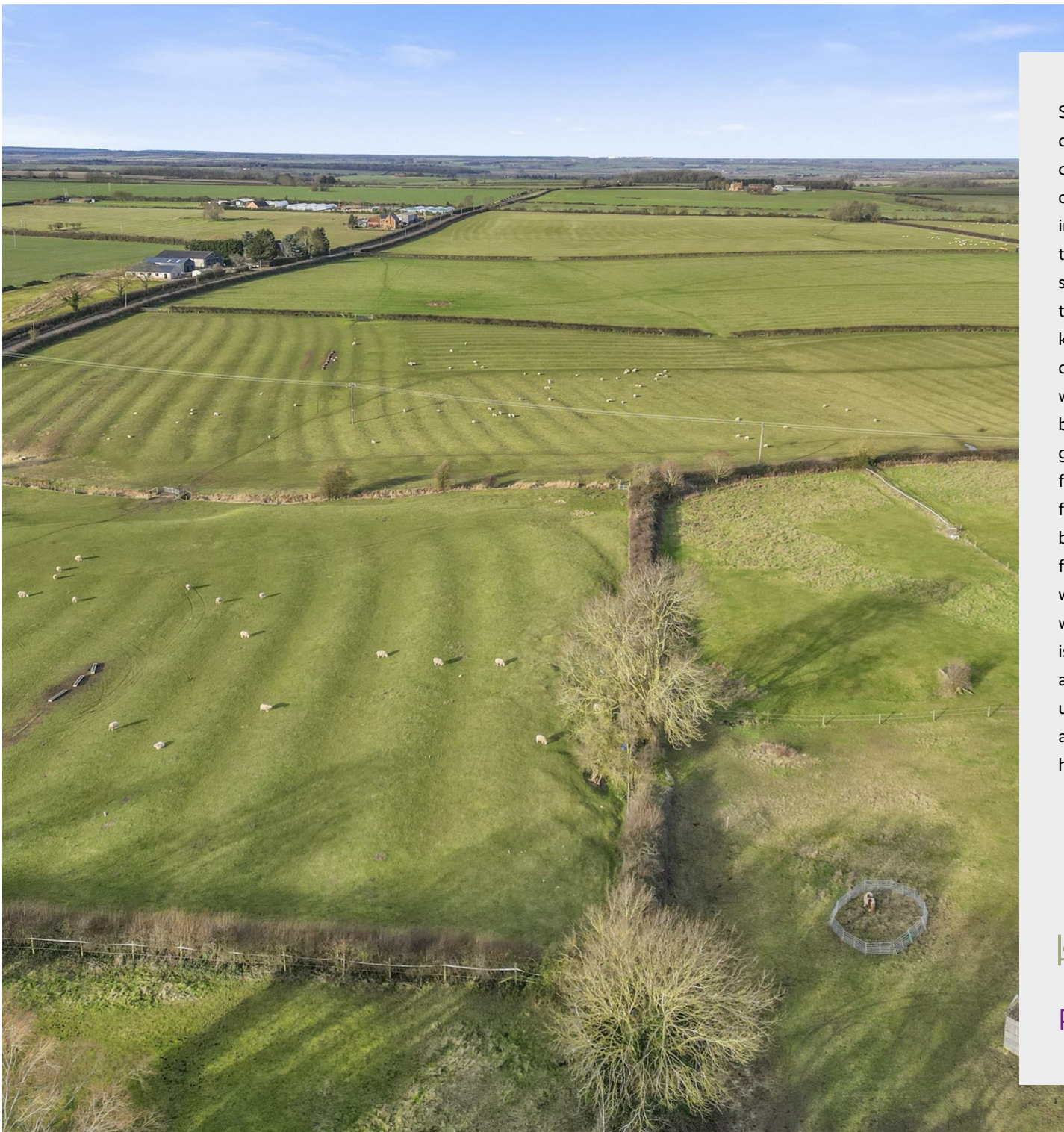


7 Moor End

Thurning, Peterborough PE8 5RD



Simpson & Partners



Stunning rural location. This four bedroom newly built detached home sits on a large plot surrounded by open countryside. Built to an exceptionally standard by the current owner with high end fitting and fixtures. Further benefits include double garage and extensive garden that wraps around the property and having open views. Enter the property into the spacious hallway with bespoke timber and glass stair case rising to the first floor and solid doors leading to rooms. Stunning kitchen/breakfast room with ample storage, island unit and door to useful utility room, downstairs wc, spacious living room with French doors leading out to the rear garden and wood burning stove, separate dining room with dual aspect. The ground floor boasts under floor heating throughout and tiled flooring. To the floor is a generous landing with solid wood flooring and doors leading through to four good sized bedrooms with the master affording en-suite shower/wet room fitted with a large shower, vanity storage and wc, fully tiled walls and flooring, the family bathroom boasts four piece suite with storage and tiled walls and flooring. Externally to the front is ample off road parking leading to a detached double garage and extensive gardens mainly laid to lawn with trees and unspoilt country views. Viewing is highly recommended to appreciate the location and interior of this beautiful family home.

🛏️ 4

🚿 2

🚗 2

Price £735,000



Thurning is located in the county of Northamptonshire four miles south-east of the historic town of Oundle, where you will find many amenities to include shops, restaurants, schooling and doctors, etc. The villages of Barnwell and Great Gidding are close by providing local amenities with sought after pubs. Set in the heart of rolling countryside with stunning rural views and walks on your door step.

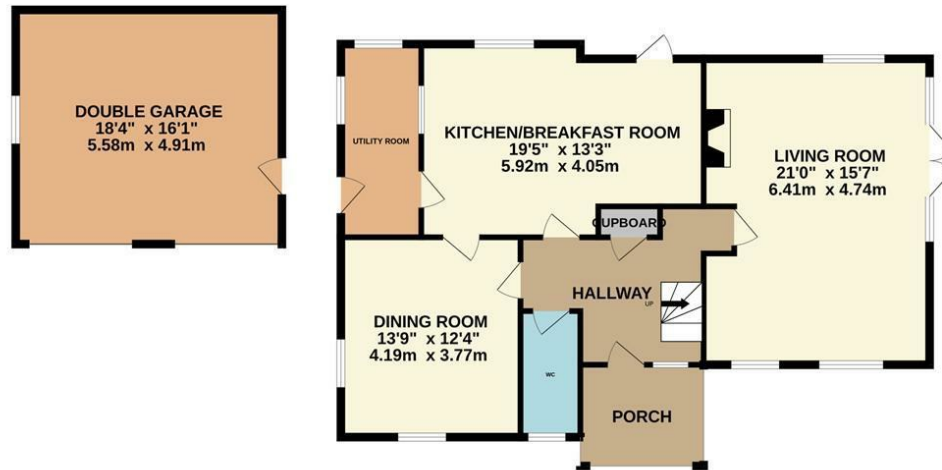




Set 12 miles south-west of the major city of Peterborough where you will find further amenities and train station. The major road network links of the A1/A14 and close by.



GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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