



The Chancery Chancery Mews
Thrapston, Northamptonshire NN14 4JL



Simpson & Partners



An exclusive new development of just 5 bespoke homes constructed of Churchfield Stone. Within a secluded cul-de-sac approached via a private driveway off Chancery Lane. Chancery Mews is just a short walk from all the local amenities to be found in the town. Historically, a relative of George Washington, Sir John Washington, lived in Chancery Lane. The Chancery is a three bedroom detached bungalow finished to an exceptional standard with large open plan kitchen/living room having bifold doors, three bedrooms with en-suite to master and family bathroom. Further benefits include integrated single garage, private garden, German Kutchenhaus kitchen to include built in appliances, Quartz worksurfaces, underfloor heating, German Project Herringbone flooring, Porcelanosa tiling to the bathrooms along with luxury sanitary ware, oak internal doors and Hive Heatmister start heating control with wireless thermostat. Enter the property into spacious hallway with doors to: stunning open plan kitchen/dining/living room having bifold doors to the garden making this a fabulous entertaining space, fitted with high end appliances and units with lovely island unit/breakfast bar, bathroom fitted with a three piece suite comprising of bath with shower over, vanity wash basin and low level wc. Master bedroom boasts en-suite shower room fitted with a double tiled shower cubicle, wall hung basin and low level wc, two further double bedrooms complete the accommodation. To the front is ample off road parking leading to an integral single garage, front lawn and covered porch area, with lawn to front and timber gate leading to the private rear garden. The rear garden is mainly laid to lawn with patio area. Viewing is an absolute must to appreciate the location and specification of this home.

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Price £625,000

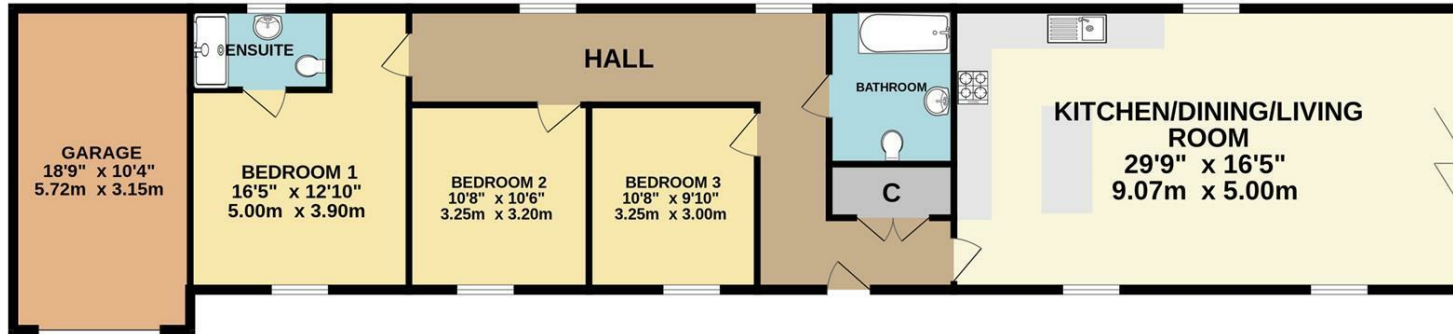


Thrapston is a scenic riverside market town with nature reserves and countryside walks on your doorstep, yet ideally located at the junction of the A14 and the A45. With its range of shops, eateries and local attractions Thrapston was selected by Muddy Stilettos in October 2022 as one of the top 250 places to live in 2023.



GROUND FLOOR

1167 sq.ft. (108.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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		
(92 plus) A		94
(81-91) B	83	
(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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