



16 Woodpecker Way
Thrapston, Northants NN14 4RZ



Simpson & Partners



Design and location to aspire to. Planning Approved for a single storey extension to the rear NE/23/01145/FUL. (more details available upon request. An impeccable and immaculately presented three storey, four bedroom detached home offering flexible spacious accommodation designed for modern day living. Constructed by Barratt Homes approximately 5 years ago and situated on a corner plot in highly sought after residential location, a stone's throw of the town centre and local amenities. Further benefits include ample off road parking, single garage and four bedrooms with three bathrooms. Enter the property into the hallway with stairs rising to the first floor and doors to: downstairs wc, two useful storage cupboards, living room flooded with natural light from three windows, spacious open plan kitchen/dining room with box bay window and patio doors to the rear garden and three windows to the front and side . The kitchen is fitted with ample storage units and built in appliances to include oven, hob and extractor, space and plumbing for washing machine, wine fridge and fridge/freezer. To the first floor are two bedrooms with storage to the landing, en-suite and wardrobe to master and family bathroom, stairs lead up to the second floor where you will find two further bedrooms and en-suite. Externally is gravelled frontage and brick wall enclosed rear garden, to the rear is a driveway leading to a detached single garage, gated access to the rear garden. The rear garden is mainly laid to lawn with patio area ideal for alfresco dining. Viewing is highly recommended to appreciate this lovely spacious and contemporary home.



4



3



1

Price £366,995



The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.



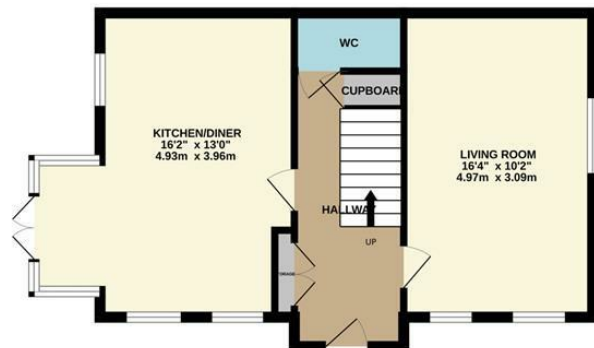
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Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



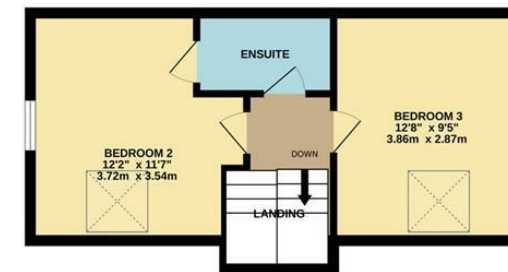
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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		
(92 plus) A		94
(81-91) B	84	
(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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