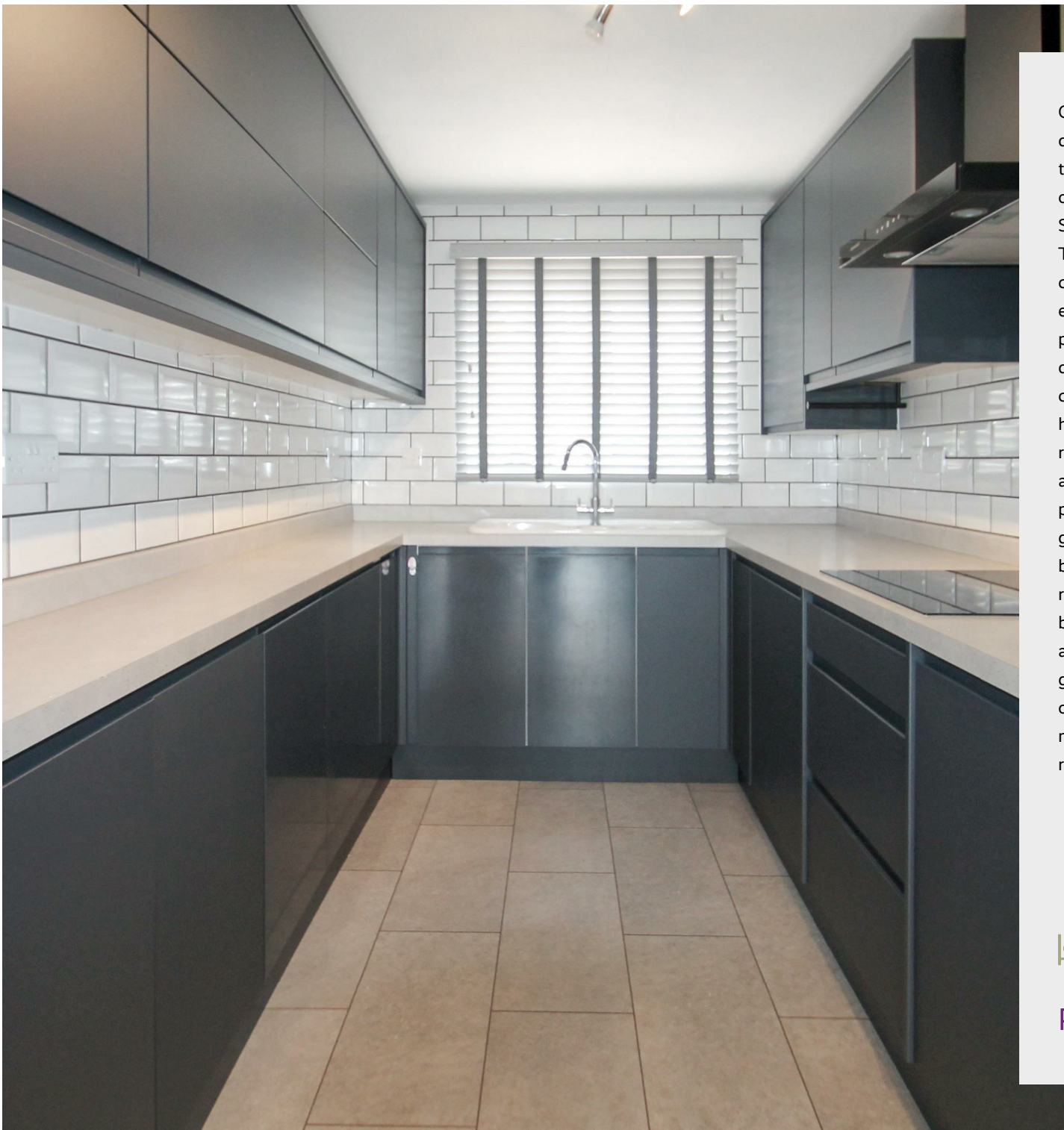




52 Wainwright Avenue
Thrapston, NN14 4UH



Simpson & Partners



Offered to the market with NO CHAIN. This lovely four bedroom detached home has been recently refurbished and re configured to provide converted garage into an extra reception room and open plan living/dining space. Refitted bathrooms and kitchen. Situated in a quiet cul-de-sac in the heart of the market town of Thrapston within walking distance to all amenities and countryside walks on your door step. Further benefits include en-suite, off road parking and enclosed gardens. Enter the property into the hallway with stairs rising to the first floor, doors to: family room/office with window to the front, cloakroom/wc fitted with a modern suite, useful utility room having space and plumbing for white goods. Recently refurbished kitchen fitted with ample storage and integrated appliances, door to rear garden and opening through to open plan living/dining space with patio doors leading out to the rear garden. To the first floor are four bedrooms with the master boasting built in storage and refitted modern en-suite shower room, further family refitted bathroom having shower over the bath. Externally to the front is a block paved driveway providing ample off road parking and gated access to the rear. The rear garden is a good size with patio area set immediately to the rear of the property, lawn and decking area with pergola over making this an ideal alfresco dining space. Viewing is highly recommended to appreciate this lovely modern family home.

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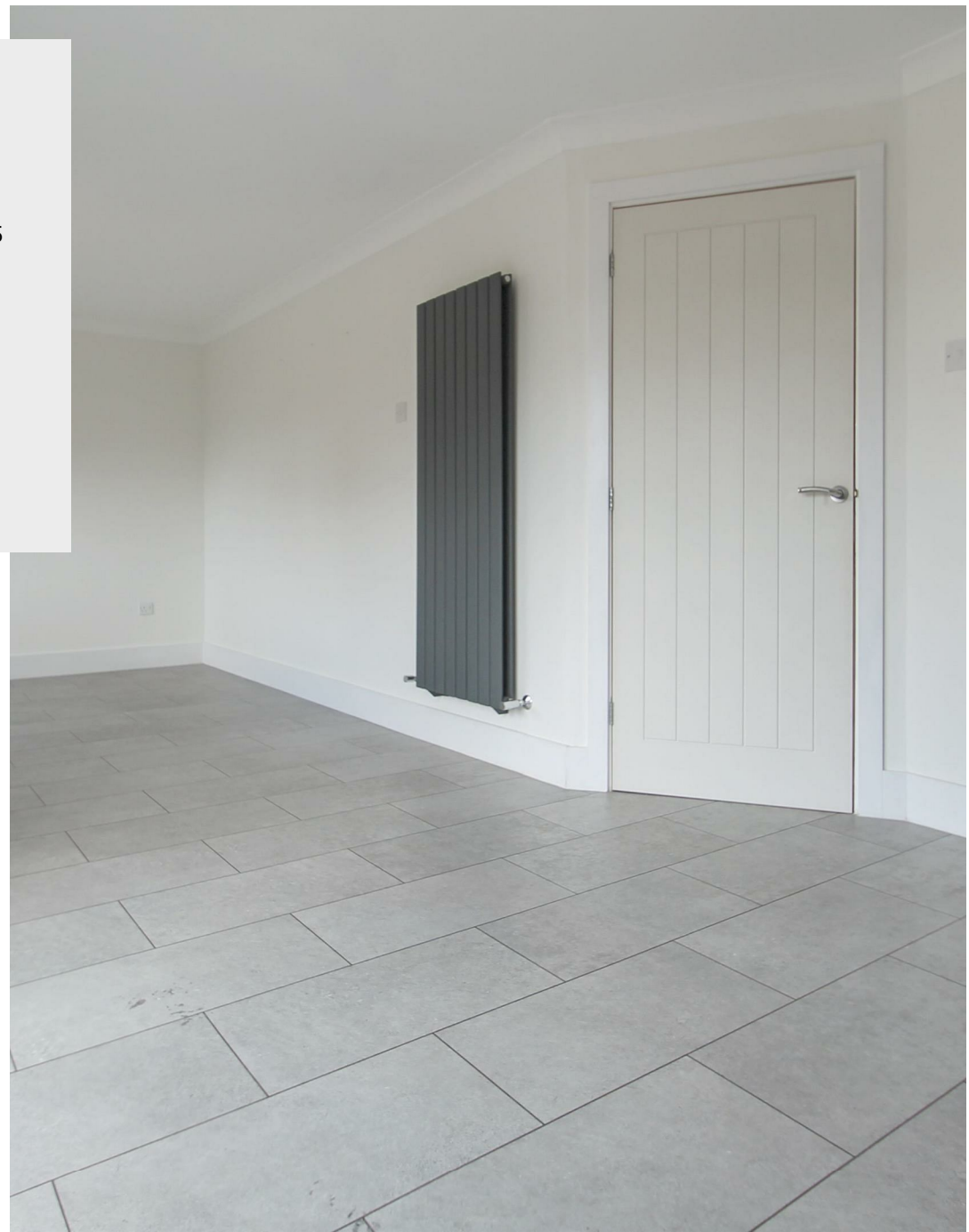
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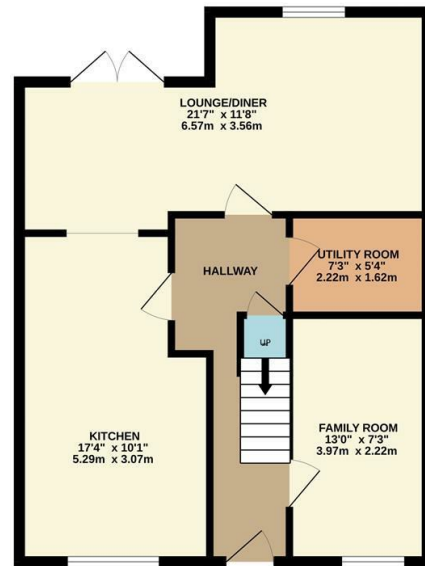
Price £355,000



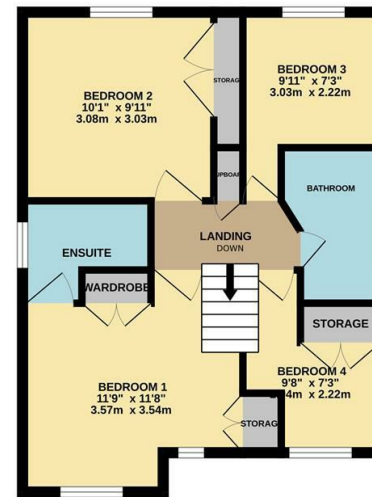
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping, entertainment amenities and several restaurants. Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.



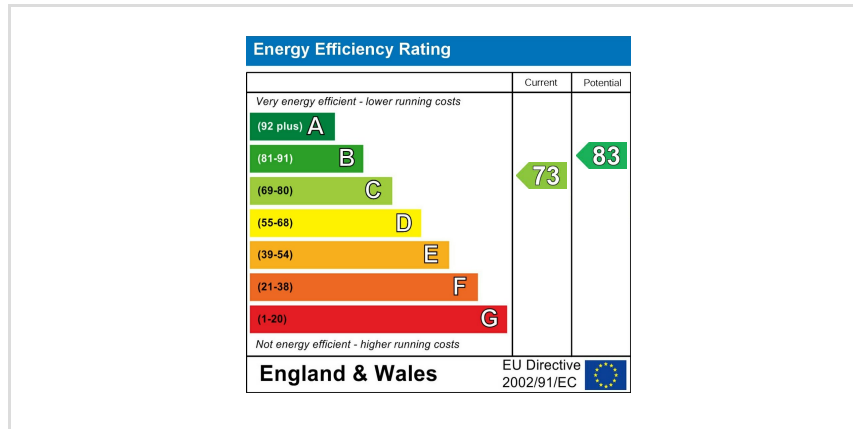
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 1043 sq.ft. (96.9 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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