



23 Kingfisher Road  
Thrapston, Northants NN14 4GN



**Simpson & Partners**



Tucked away and set on a generous plot. This spacious and well presented four double bedroom detached home was built in 2018 by David Wilson Homes to a high specification and situated on the edge of the market town of Thrapston within walking distance to all amenities in the town and countryside walks on your doorstep. Further benefits include double detached garage and good sized rear garden. Boasting three reception rooms and open plan kitchen/family/breakfast room along with en-suite to master. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: study/playroom set to the front, downstairs wc, good size living room with two windows to the front and built in entertainment centre. Door leads through to dining room having French doors leading out to the rear garden and door to kitchen. The kitchen/family/breakfast room is the hub of the house, fitted with ample storage and built in appliances to include eye level oven, gas hob and extractor fan, dishwasher and fridge/freezer, large island unit/breakfast bar and French doors leading out the to the rear garden, further door leads to useful utility room fitted with storage units and space and plumbing for white goods and door to side. To the first floor are four double bedrooms with the master affording built in wardrobes and door to en-suite fitted with a four piece suite, family bathroom fitted with a four piece suite serving the remaining bedrooms. Externally the property is approached via shared driveway giving access to ample off road parking in front of the double garage with two up and over doors, lawn front garden with mature planting and patio pathway to the front door. The rear garden has been landscaped to provide patio area set immediately to the rear of the house and to the rear of the garden with raised planted beds, lawn area and gravel area behind the garage. Viewing is highly recommended to appreciate this lovely family home.

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🚿 2

🚗 2

Price Guide £500,000



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 and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

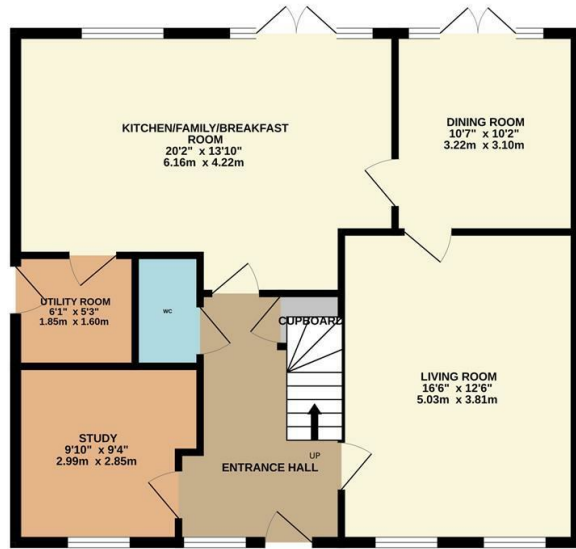




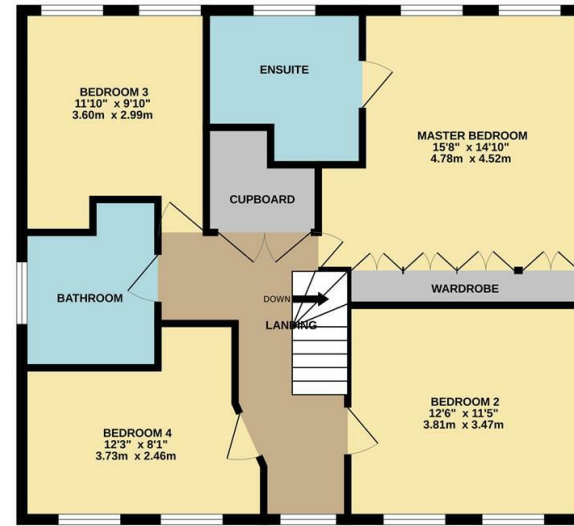
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour.



GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
808 sq.ft. (75.1 sq.m.) approx.

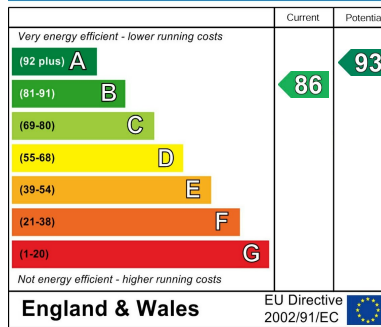


TOTAL FLOOR AREA: 1616 sq.ft. (150.2 sq.m.) approx.

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Energy Efficiency Rating



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