



4 St Pauls Gardens

Thrapston, Northamptonshire NN14 4FE



Simpson & Partners



Individual detached home situated in an exclusive cul-de-sac having no management fees. This great family home is ideally situated and tucked away on a small development right in the centre of Thrapston offering easy access to all the local amenities and countryside walks on your doorstep. Further benefits include garage, off road parking, three reception rooms, four bedrooms and modern kitchen. This spacious family home is presented to a high specification throughout to include modern glass banisters and redecorated hall, stairs and landing and part of the garage has been converted to provide a music room. Externally the property boasts ample off road parking and garage with EV car charger point. The rear garden offers a private aspect with timber summer house having power and light along with a timber shed with lighting, decking areas and lawn with gravel and patio area. Enter the property into the spacious entrance hall with stairs rising to the first floor and doors to: cloakroom, lounge with French doors out to the rear, feature fireplace, separate study giving the option to work from home, formal dining room, refitted kitchen/breakfast room fitted with ample storage and built in AEG appliances to include double oven, 6 burner gas hob, microwave and dishwasher. Separate utility room with matching storage and inset Belfast sink, space and plumbing for washing machine and tumble dryer. To the first floor is a master bedroom with beautifully refitted and remodelled contemporary en-suite, three further double bedrooms and a refitted family bathroom to include a bath and a separate shower. Viewing is highly recommended to appreciate the location and interior of this family home.



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Offers In Excess Of £400,000



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. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

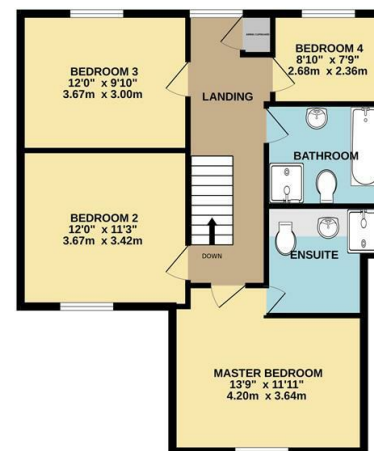
Thrapston is also conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.

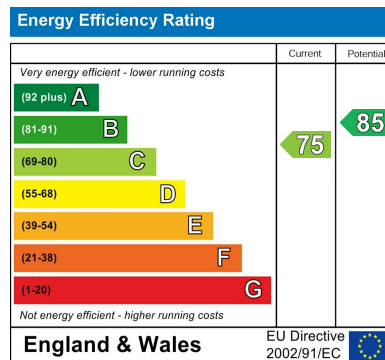
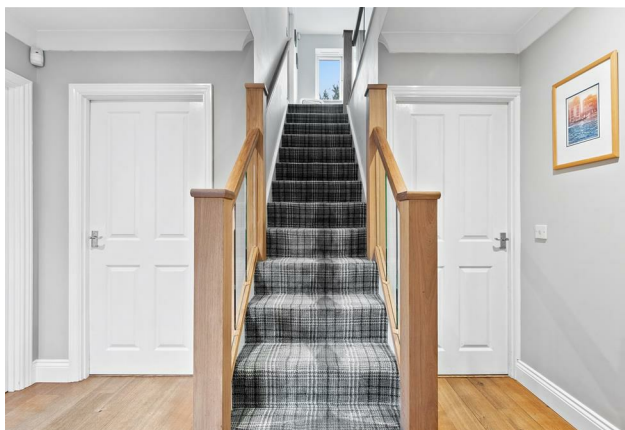


1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1601 sq.ft. (148.8 sq.m.) approx.

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