

6. The Moorings Woodford, Northants NN14 4HN



\*Available July 2025\* Simpson & Partners are delighted to welcome to the market this immaculately presented family home located within a quiet cul-de-sac location on a corner plot boasting stunning panoramic views and access to your own private mooring. The property comprises: entrance hall, downstairs cloakroom, living room, kitchen with appliances and space for a dining table and chairs, utility room, conservatory addition with roof insulation meaning the room can be used efficiently all year round, four good size bedrooms with the master benefitting from en-suite shower room and family bathroom. The property further benefits from underfloor heating underneath all tiled floored areas, a wonderfully landscaped rear garden, double garage and off road parking for multiple cars. Available July 2025, sorry no pets. EPC rating B, council tax band E.





## £2,400 Per Month

Simpson & Partners

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CONSERVATORY 21'9" x 8'11" 6.62m x 2.73m BREAKFAST ROOM 9'8" x 9'7" 2.94m x 2.92m UTILITY ROOM 12'3" x 8'7" 3.74m x 2.62m KITCHEN/DINER 14'0" x 11'7" 4.27m x 3.53m LIVING ROOM 19'8" x 16'11" 6.00m x 5.16m H HALLWAY GARAGE 17'9" x 16'1" 5.41m x 4.89m

GROUND FLOOR

1297 sq.ft. (120.5 sq.m.) approx.

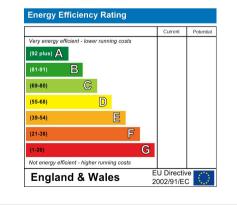
BEDROOM 4 8'10" x 8'9" 2.69m x 2.67m MASTER BEDROOM 18'8" x 11'7" 5.69m x 3.53m BEDROOM 2 11'10" x 11'1" 3.61m x 3.38m ENSUITE BATHROOM LANDING BEDROOM 3 11'10" x 8'6" 3.61m x 2.59m **H** 

1ST FLOOR 872 sq.ft. (81.0 sq.m.) approx.

TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.

Whilst every aftering this sheen made to ensure the accuracy of the floor plan contained here, measuremen of doors, windows, tooms and any other items are approximate and in responsibility is blane for any purposes and alknowledge and any other items are approximate and in responsibility is blane for any purposes and should only bue used as such by any propercieve purphase. The services, systems and appliances shown have not be tested and no guarantee as to their operability can be given Made with Metropose 22005.







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### 01832 731222

thrapston@simpsonandpartners.co.uk https://www.simpsonandpartners.co.uk/

43-45 High Street, Thrapston, Northants, NN14 4JJ