



17 Wagtail Way  
Thrapston, NN14 4GQ



**Simpson & Partners**



Set within the highly sought-after David Wilson/Barratt Homes development known as The Nurseries, this attractive three/four-bedroom semi-detached family home occupies a particularly pleasant and peaceful position. Offered to the market with a complete onward chain, the property presents an ideal opportunity for those looking for a smooth move.

Upon entering, you are welcomed by a bright entrance hall with useful built-in storage, a cloakroom/WC, and a versatile study—perfect for home working. The heart of the home is the impressive open-plan kitchen, dining, and family room, beautifully designed for modern living and featuring patio doors that open directly onto the rear garden, creating a seamless indoor–outdoor flow.

The first floor offers a spacious living room which could easily serve as a fourth bedroom if desired, along with the generous master bedroom complete with an en-suite shower room. The second floor hosts two further well-proportioned bedrooms, both served by the contemporary family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn and includes a patio area ideal for outdoor dining and relaxation. To the front of the property, there is ample off-road parking for multiple vehicles. Early viewing is strongly recommended to fully appreciate everything this delightful home has to offer.

£265,000



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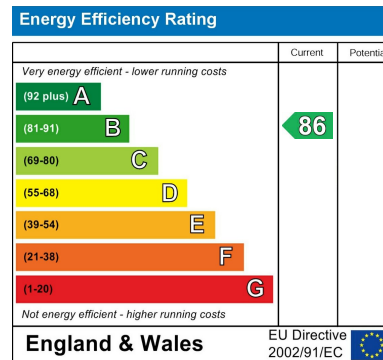
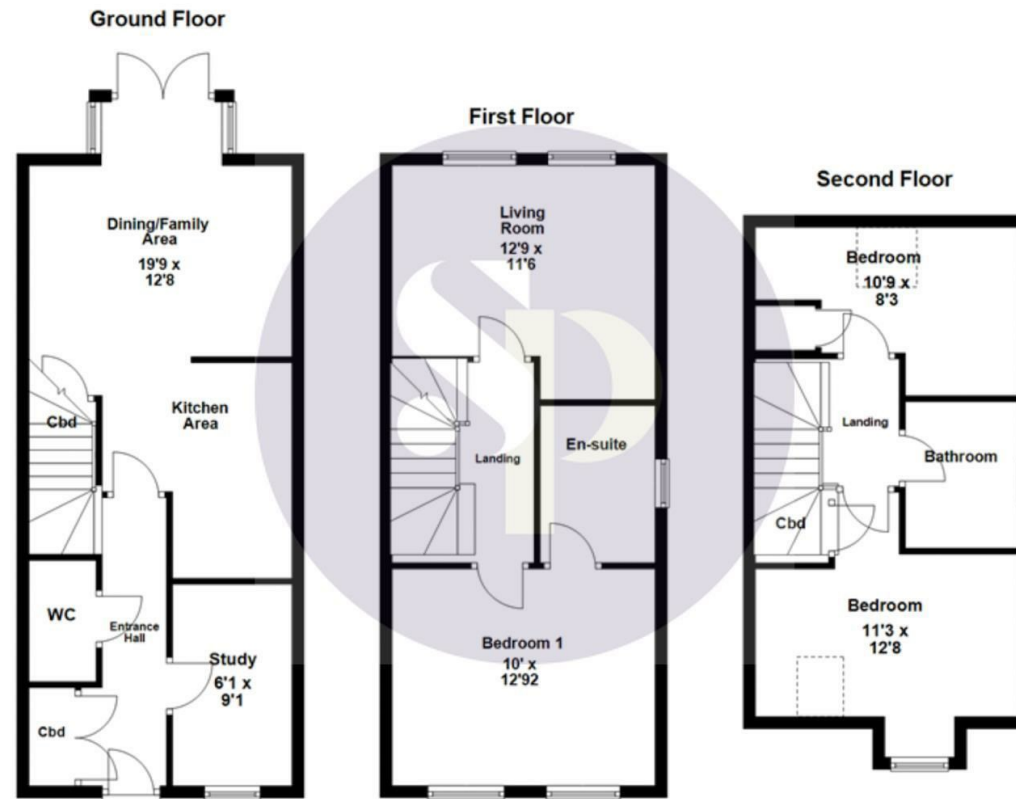
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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

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