



52 Wainwright Avenue, Thrapston, NN14 4UH
£365,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

ENTRANCE HALL

stairs to first floor, tiled flooring

SITTING ROOM 12'9" x 7'2" (3.9 x 2.2)

Double glazed window, carpet flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

UTILITY

Washing and drying facilities

KITCHEN 17'4" x 12'9" (5.3 x 3.9)

Double glazed window, re fitted with a modern range of floor and wall units with work surfaces over and integrated appliances.

LOUNGE DINING ROOM 21'7" x 10'9" max (6.6 x 3.3 max)

Open plan lounge dining room with doors and windows to rear gardens, carpeted and tiled flooring

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 11'9" x 11'9" max (3.6 x 3.6 max)

Double glazed window, carpet flooring, fitted wardrobes

EN SUITE

Modern en suite with shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 10'2" x 10'2" max (3.1 x 3.1 max)

Double glazed window, carpet flooring, fitted wardrobes

BEDROOM 9'6" x 7'10" (2.9 x 2.4)

Double glazed window, carpet flooring, fitted wardrobes

BEDROOM 6'10" x 8'10" (2.1 x 2.7)

Double glazed window, carpet flooring

BATHROOM

Modern re fitted bathroom with three piece suite and tiled surrounds

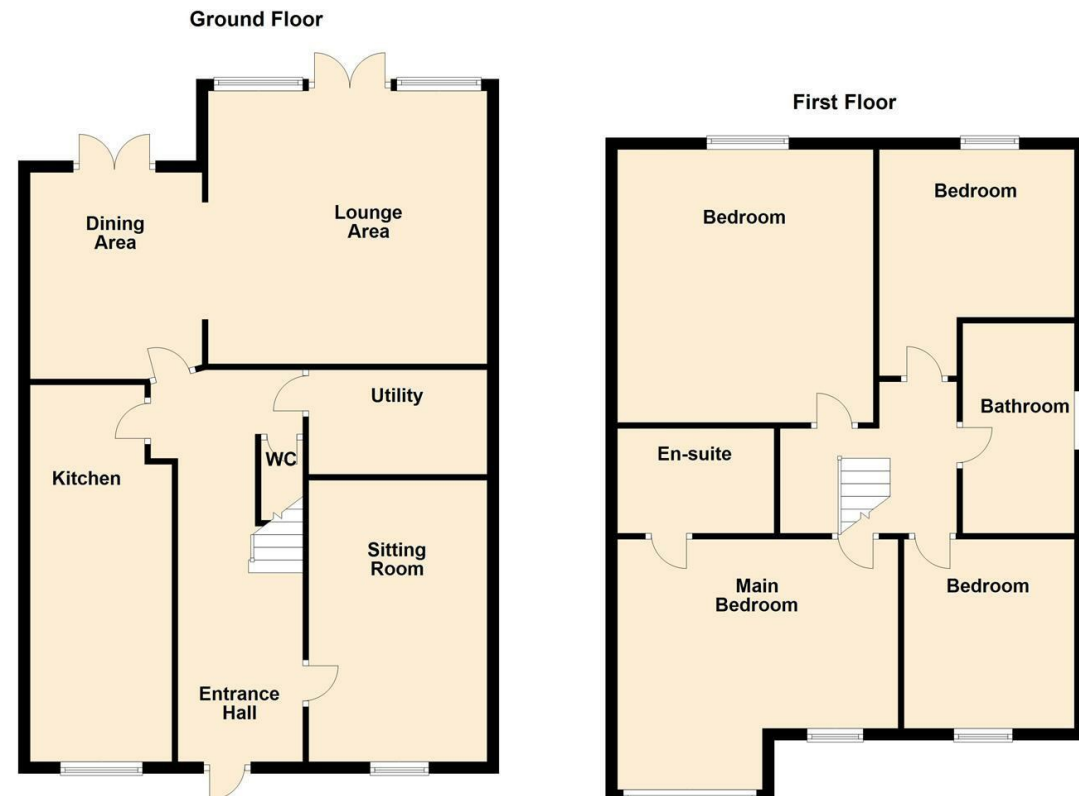
REAR GARDENS

Lawned area, pergola area with decking and patio area, fully enclosed by fencing

PARKING

Parking for three to four vehicles to the front of the property

**** PRICED TO SELL ** IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME ** LARGE OPEN PLAN LOUNGE DINING ROOM ** SEPARATE SITTING ROOM ** RE FITTED KITCHEN & BATHROOM AREAS ** EN SUITE TO MAIN BEDROOM ** GOOD SIZED REAR GARDENS ****



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.