

Kingfisher Road Thrapston

richard james

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Kingfisher Road, Thrapston NN14 4GN
Freehold Price £595,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
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Situated off Market Road with green open space views is this very well presented five bedroomed detached property originally constructed by David Wilson Homes to their 'Buckingham' design. The property features approx.2265 sq ft of accommodation over three floors with a double detached garage measuring 21ft x 21ft and ample off road parking for around six cars. Further benefits include a wide range of integrated kitchen appliances and granite worktops, uPVC double glazing, gas radiator central heating and offers three reception rooms, two en suite bathrooms, five double bedrooms and landscaped gardens! The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, study, first floor - Master bedroom with en suite dressing room and bathroom, two further bedrooms, family bathroom, second floor - two further bedrooms with en suite bathroom to bedroom two, front and rear gardens, double detached garage and a driveway.

Entry via front door to:

Hallway

Stairs rising to first floor landing, Amtico vinyl flooring, radiator, window to front aspect, telephone point, under stairs storage cupboard, doors to:

Cloakroom

Fitted to comprise low flush W.C, pedestal hand wash basin with tiled splash back, Amtico vinyl flooring, radiator, extractor.

Lounge

16' 5" x 12' 3" (5m x 3.73m)

Two windows to front aspect, two radiators, electric fire with feature surround and raised hearth, door through to:

Dining Room

10' 1" x 10' 4" (3.07m x 3.15m)

French door with side screens to rear aspect, radiator, door through to:

Kitchen/Breakfast/Family Room

20' 1" x 13' 3" (narrowing to 11'4) (6.12m x 4.04m)

Fitted to comprise one and half bowl inset sink unit with drainer and cupboard under, a range of eye and base units providing granite work surfaces and upstands, window to rear aspect, a range of built-in appliances comprising stainless steel double oven/microwave, six ring gas hob with extractor hood over, dishwasher, fridge/freezer, Amtico flooring, pan draws, spotlights to ceiling, French door with matching side screens to rear, radiator, door through to:

Utility Room

5' 3" x 6' 0" (1.6m x 1.83m)

Fitted to comprise single bowl sink unit with mixer tap over and cupboard under, further eye level units with granite work surfaces and upstands, part glazed door to side aspect, plumbing for washing machine and for space for tumble dryer, Amtico flooring, radiator, extractor.

Study

9' 2" x 9' 7" (2.79m x 2.92m)

Window to front aspect, radiator, Amtico flooring.

First Floor Landing

Airing cupboard housing water cylinder and shelving, radiator, window to front aspect, stairs rising to second floor landing, doors through to:

Bedroom One

16' 5" x 12' 5" (5m x 3.78m)

Two windows to front aspect, further window to side aspect, two radiators, through to:

Dressing Room

Window to rear aspect, three double wardrobes, radiator, door through to:

Ensuite Bathroom

Four piece suite comprising pedestal hand wash basin, low flush W.C, panelled bath and double shower cubicle, towel rail/radiator, tiled splash backs, extractor, window to rear aspect, tiled flooring, shaver point, spotlight to ceiling.

Bedroom Four

15' 6" x 10' 5" (4.72m x 3.18m)

Two windows to rear aspect, radiator.

Bedroom Five

11' 4" x 11' 4" (3.45m x 3.45m)

Two windows to front aspect, radiator.

Family Bathroom

Four piece suite comprising low flush W.C, pedestal hand wash basin, panelled bath with tiled splash backs, shower cubicle, heated towel rail/radiator, window to rear aspect, extractor.

Second Floor Landing

Skylight to rear aspect, storage cupboard, doors to:

Bedroom Two

21' 3" into bay x 12' 4" narrowing to 10' 6" (6.48m x 3.76m)

Four skylights to rear aspect, window to front aspect, two radiators, a range of fitted wardrobes with bedside lighting, door through to:

Ensuite Bathroom

Four piece suite comprising pedestal hand wash basin, panelled bath with tiled splash backs, shower cubicle with chrome shower, towel rail, skylight to rear aspect, extractor.

Bedroom Three

21' 3" x 13' 5" narrowing to 10' 9"(6.48m x 4.09m)

Four skylights to rear aspect, window to front aspect, two radiators.

Outside

Front - Laid with slate chippings stocked with various bushes enclosed by privet hedge, double width driveway measuring 43ft in length proving off-road parking for up to six cars leading to:

Double detached garage - Two up and over doors, measuring internally 21' 5" x 21' 4" max, power and light connected.

Rear - Landscaped to comprise extended paved patio with water tap, gated side pedestrian access, main lawn, raised borders stocked with variety of bushes and shrubs, paved hard standing for hot tub, garden extends to the rear of the garage with a further paved area and further raised border with various bushes, garden is enclosed by brick walling and wooden panel fencing.

Material Information

The tenue of this property is freehold

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band F (£3,316 per annum. Charges for enter year).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

