



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 £575,000

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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Situated within the popular market town of Thrapston in a cul de sac position is this immaculate and very spacious David Wilson built five bed roomed detached residence constructed in 2018 offering approx. 2500 square feet of living space. Benefits include gas radiator central heating, uPVC double glazing, a wide variety of integrated kitchen appliances and offers five double bedrooms, three reception rooms, an oversized double garage, off road parking for numerous cars and no upward chain. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, home office, first floor gallery landing, three double bedrooms with en suite dressing room and bathroom, family bathroom, second floor landing, two further double bedrooms with Jack & Jill bathroom, front and rear gardens, double garage and a driveway.

Enter via composite front door with side screens to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, vinyl flooring, under stairs storage cupboard, doors to:

#### Cloakroom

Comprising low flush W.C., corner pedestal wash hand basin, tiled splash backs, radiator, extractor, vinyl flooring.

#### Lounge

16' 6" x 14' 0" (5.03m x 4.27m)

Two windows to front aspect, radiator, T.V. point, telephone point, double doors to:

#### Dining Room

11' 6" x 9' 8" (3.51m x 2.95m)

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

#### Kitchen/Breakfast Room

23' 2" x 12' 3" (7.06m x 3.73m) (This measurement includes the area provided by the kitchen units)

Fitted to comprise one and a half bowl inset stainless steel single sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, built in stainless steel double oven, six ring gas hob, extractor, dishwasher, fridge/freezer, vinyl flooring, two windows and French door to rear aspect, radiator, T.V. point, door to:

#### Utility Room

8' 1" x 5' 4" (2.46m x 1.63m)

Fitted to comprise stainless steel inset sink unit with cupboard under, a range of eye and base level units providing granite work surfaces, plumbing for washing machine, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, tumble dryer space, radiator, part glazed door to side aspect.

#### Home Office

11' 8" x 8' 2" (3.56m x 2.49m)

Window to front aspect, radiator, telephone point.

#### First Floor Landing

Stairs rising to second floor landing, radiator, window to front aspect, airing cupboard with shelving, further cupboard housing water cylinder, doors to:



#### Bedroom One

16' 7" x 14' 0" (5.05m x 4.27m)

Window to front aspect, radiator, T.V. point, to:

#### Dressing Room

9' 8" x 7' 4" max. into wardrobe (2.95m x 2.24m)

Three double fitted wardrobes, radiator, window to rear aspect, door to:

#### Ensuite Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, panelled bath, tiled splash backs, towel rail, shaver point, spotlights to ceiling, extractor, vinyl flooring, window to rear aspect.

#### Bedroom Four

12' 6" x 14' 0" max. (3.81m x 4.27m)

Two windows to front aspect, radiator.

#### Bedroom Five

12' 4" plus wardrobe recess x 11' 5" (3.76m x 3.48m)

Two windows to rear aspect, radiator.

#### Family Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, chrome towel rail, vinyl flooring, extractor, window to rear aspect.

#### Second Floor Landing

Doors to:

#### Bedroom Two

22' 3" max. x 16' 7" max. (6.78m x 5.05m)

Window to front aspect, two radiators, skylight to rear aspect, door to Jack & Jill bathroom.

#### Bedroom Three

22' 4" max. x 14' 2" max. (6.81m x 4.32m)

Window to front aspect, skylight to rear aspect, two radiators.

#### Jack & Jill Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath, double shower cubicle, towel rail, shaver point, vinyl flooring, extractor, skylight to rear aspect.



#### Outside

Front - Main lawn with gravel border, patio area, double width driveway providing off road parking, leading to:

Double Detached Garage measuring 21' 2" x 20' 4" - Two up and over doors, power and light connected.

Rear - Extensive paved patio with outside tap, gated side pedestrian access, outside power, generous main lawn with border stocked with bushes, enclosed by wooden panelled fencing and brick walling.

#### Material Information

The property Tenure is Freehold. There is a maintenance charge of £120 per annum for green open spaces. These details should be checked by the purchaser's legal representative before entering a commitment to purchase.

#### 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 G (£3,648 per annum. Charges for 2023/2024).

#### Agents Note

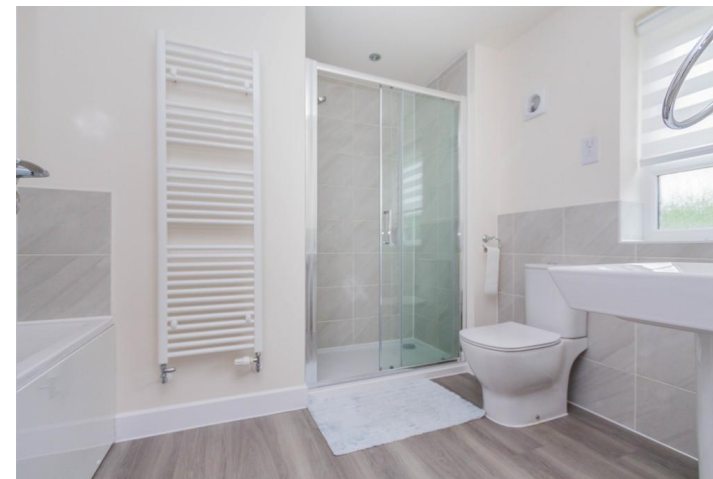
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### 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.



#### 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](http://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.**

