

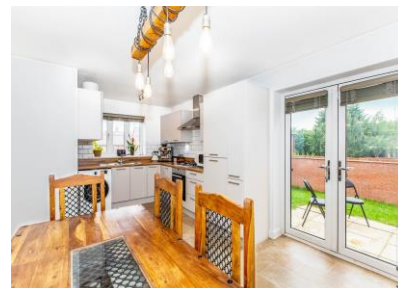


## Junction Way, Thrapston

**Price: Freehold £300,000 offers over**

- Master bedroom with en-suite
- Two further double bedrooms
- Downstairs WC
- Driveway
- Garage
- Integrated appliances

EPC Rating: B



## Accommodation Includes:

### Entrance Hall

Entered via double glazed door, ceramic tiled floor, panelled radiator, built-in storage cupboard, stairs leading to first floor landing and doors to:

### Downstairs WC

Comprising close coupled WC, pedestal wash hand basin with mixer tap and panelled radiator.

### Lounge

17' 11" x 9' 1" (5.46m x 2.77m) Double glazed bay window to front aspect with additional windows to sides, panelled radiator.

### Kitchen/Diner

17' 11" x 9' 11" (5.46m x 3.02m) Kitchen comprising a range of high and base level cupboard units with drawers space, finished with rolled edge work surface areas with matching up-stands and tiled splash-backs. A one and a half bowl single drainer sink unit with mixer tap, built-in appliances to include a four ring gas hob with extractor fitted over and oven below. Integrated fridge/freezer, dishwasher with further appliance space and plumbing for washing machine. Panelled radiator, double glazed French Doors providing access and outlook to rear garden, panelled radiator.

### First Floor Landing

Double glazed windows to side aspect, panelled radiator, built-in airing cupboard housing hot water cylinder with shelving and doors to:

### Master Bedroom

11' 11" x 9' 10" (3.63m x 3.00m) Double glazed windows to front and side aspects, panelled radiator, built in wardrobes with hanging space and shelving. Door to:

### En-Suite Shower Room

Suite comprising a double shower enclosure, pedestal wash hand basin with mixer tap and close coupled WC. Panelled radiator, tiled floor and obscured double glazed window to side aspect.

### Bedroom Two

10' 0" max x 8' 11" (3.05m x 2.72m) Double glazed windows to side aspect and panelled radiator.

### Bedroom Three

10' 0" x 8' 0" (3.05m x 2.44m) Double glazed windows to rear aspect and panelled radiator.

### Bathroom

Suite comprising a panelled bath with mixer tap incorporating shower fitment, complete with shower screen, close coupled WC and pedestal wash hand basin with mixer tap. Panelled radiator, tiled flooring, obscured double glazed window to side.

### Outside

#### Front

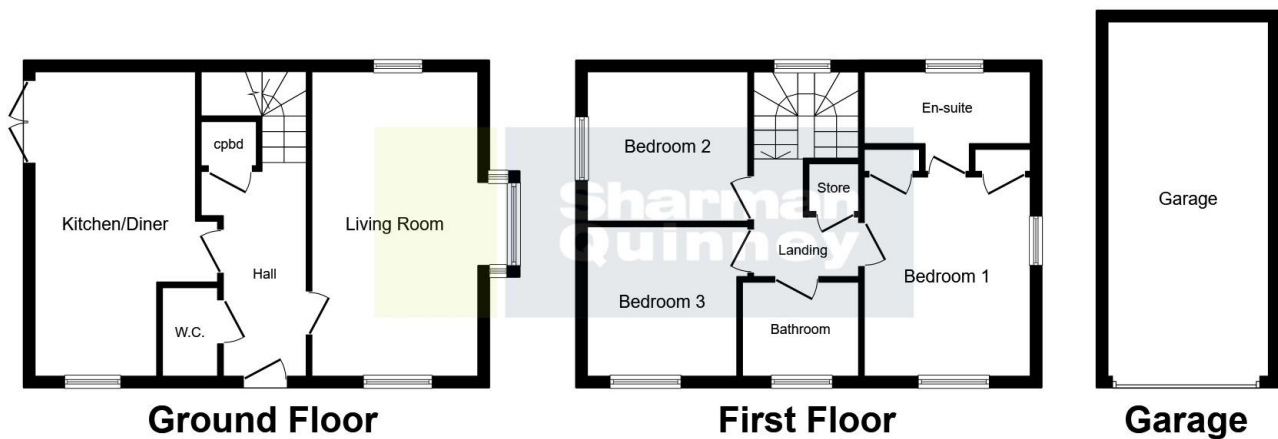
An open Plan front garden which is laid to gravel with mature hedges, steps ascending to front door. Driveway providing off-road parking which in turn leads to single garage with up and over door.

#### Rear

Having an immediate paved patio area with the remainder of the garden being laid to lawn, enclosed by brick walling. Gated either side.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sharman Quinney. Powered by www.focalagent.com

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