



Woodpecker Way, Thrapston Kettering
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached 4 Double Bedrooms
- Executive Home - Constructed 2020
- Landscaped garden + Garage driveway
- High specification bespoke wardrobes
- Spacious reception- Georgian panelling

On entering the light spacious hallway, the high-gloss tiled flooring, adds style to practicality and continues through to the guest cloakroom/w.c., + further storage areas. There's a study with plantation fitted blinds that match the same blinds to the impressive bay-windowed, main reception lounge, with feature wall, showcasing (on trend) Georgian panelling.

The spacious open-plan kitchen/breakfast room - incorporates an array of fitted appliances, with ample work surfaces. To the rear is a dedicated utility room with space and plumbing. Returning to the kitchen, a further family seating area to the double-glazed full height section - has doors to the garden.



The dedicated formal dining room adjoins through oversized opening to create a wonderful connecting space to the kitchen/breakfast dining area for modern family living.

Measures

Lounge/Living Room

4.91m x 3.69m (16' 10" x 12' 10") + Bay Window

Study

2.27m x 2.12m (7' 4" x 6' 9" min)

Kitchen/Diner

5.84m x 3.71m (12' 10" x 10' 1" min)

Dining Room

3.20m x 2.64m (10' 7" x 8' 7" min)

Master Bedroom

3.54m x 3.20m (11' 8" x 10' 1")

Ensuite

Bedroom 2

3.74m x 3.74m (12' 3" x 11' 5" max)

Bedroom 3

3.16m x 2.69m (10' 3" x 8' 8")

Bedroom 4

3.15m x 2.95m (10' 3" x 9' 7")

Family Bathroom

Agents note: Annual service charges apply for the upkeep of public green space, paid twice yearly and in advance. As a guide, we are advised this is currently approximated at £120 per year. This may need further clarification.





Ground Floor



First Floor

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