



Kingfisher Road, Thrapston
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached 4 Double Bedrooms - Thrapston Market Town
- Executive Home - Constructed c2022
- Landscaped garden with Pergola + Garage & Driveway
- Master Bedroom - Ensuite and fitted Wardrobes
- Reception, Study and Kitchen Dining Family Room

This beautifully presented, modern four-bedroom Double bedroom detached family home, situated in the popular market town of Thrapston. Built by David Wilson homes circa 2022, this sought after - double fronted Bradgate Design home has NHBC warranty remaining. Features include spacious Hallway with Karndean flooring extending through guest w.c., kitchen/dining and family room, plus utility room. In addition, there's a study and a lounge sitting room.

The spacious open-plan kitchen/breakfast room - incorporates an array of fitted appliances including dishwasher, fridge and freezer, oven and hob, with ample work surfaces. The door leads to the utility with matching cabinetry, space and plumbing.



Returning to the kitchen, a further family seating area within the double-glazed full height section - has doors to the garden to create a wonderful connecting space to the kitchen/breakfast dining area for modern family living.

The first-floor landing features airing cupboard with shelving and tank. Loft access and access, to four double bedrooms. Bespoke wardrobes and attractive ensuite feature in the spacious master bedroom. Bedrooms Two, Bedroom Three and Bedroom Four are all Double Rooms. The three-piece suite - family bathroom like the ensuite has a luxurious and modern feel and this completes the first floor.

Outside

The front garden is bounded by smart low bounded box hedging and footpath, with a tarmac driveway extending to the side aspect, accommodating multi vehicular driveway linear parking to the garage.

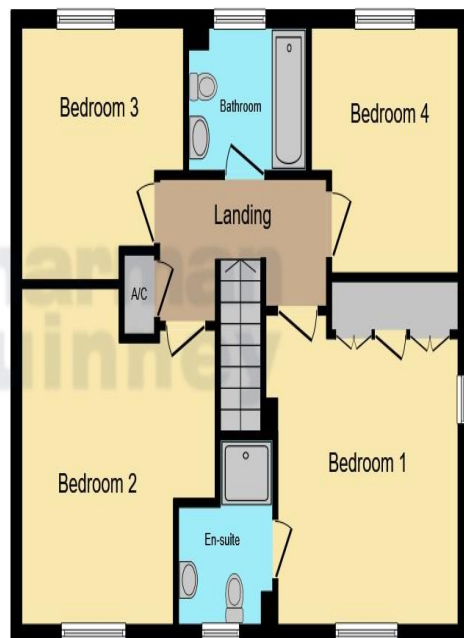
The rear garden is not overlooked, it has been improved and landscaped with recently laid decking and pergola to create a patio extension, with central lawn and planted areas to treated timber trellis, making this a wonderful and pleasant private garden for entertaining.

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

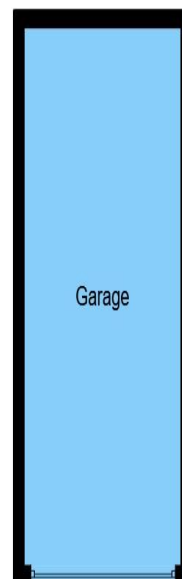




Ground Floor



First Floor



Garage

currently approximated.
Service Charge. Quoted Currently at £65.77.
(Charged 6 Monthly in advance). This may need further clarification.
Measures

Lounge/Living Room
4.56m x 3.64m (14' 9". x 11' 9") + Bay Window
Study
2.76m x 2.21m (7' 4" x 7' 2" min) + Bay Window
Kitchen/Diner
8.65m x 2.56m opening to 3.86 (28' 3" x 8' 4" min) opening to 12'66m"
Utility
1. 72m x 1.68m (5' 6" x 5' 5" min)
Master Bedroom
3.60m x 3.28m (11' 8" x 10' 7")
Ensuite
Bedroom 2
3.86m x 3.70m (12' 6" x 12' 1" max)
Bedroom 3
3.33m x 3.27m (10' 9" x 10' 7")
Bedroom 4
3.34m x 3.10m (10' 9" x 10' 1")
Family Bathroom

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). Powered by www.focalagent.com

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