



Tyler Way, Thrapston  
**£438,750 Freehold**

**Sharman  
Quinney**

# Key Features



- Executive Detached Home - 4 Bedrooms
- Situated in a quiet and desirable location
- Spacious Open Plan Kitchen/Breakfast Room plus Lounge and Dining Room
- Utility room, ground floor guest cloaks/w.c.
- Ensuite to Master plus Family Bathroom

Sharman Quinney are very pleased to offer for sale, this beautifully presented and modernised Detached 4-bedroom executive family home, which is located within 0.5m of the high street, in the Market Town of Thrapston, offering a wealth of amenities including countryside walks, sports facilities, Post-Office, high-street shops, pubs, supermarket and access to schools. This location enjoys excellent road links to the A45 and A14.

This executive home comprises a generously remodelled and an impressive - open plan kitchen/breakfast room/dining room. The Kitchen has stylish cream gloss cabinetry, including integrated



dishwasher, double oven, hob and integrated extractor, with central seating and food preparation island. In addition, there's a utility room, study and guest cloakroom from the hall. The main reception lounge is impressive in dimensions, with French doors to a conservatory, which in turn, has French doors to the rear garden.

Upstairs the property has four double bedrooms, including a principal bedroom with refitted en-suite shower room, dressing area and fitted wardrobes. Off the spacious gallery landing is a generously sized 3-piece family bathroom with airing cupboard, whilst the landing has a further storage cupboard and loft access via hatch to the ceiling. The Gas central heating boiler is located in the loft space, which is part boarded for storage and convenience - with drop down ladder for ease of access.

#### Outside Front

The property occupies a quiet position, with driveway for two vehicles to the double garage and driveway access shared with the immediate neighbouring property.

#### Rear Garden

Landscaped to paving areas and patio with ornamental pond, lawn area and planting borders. Gated side access and access via personal door to the double Garage. Double Garage - Power Light and two up and over doors to driveway.





**Ground Floor**



**First Floor**

## Measures

### Ground Floor

#### Entrance Hall

Study 10'3" x 6'8" (3.15m x 2.10m)

Downstairs Cloakroom/W.C.

Kitchen/Breakfast Room: 17' 9" x 12' 3" (5.46m x 3.76m)

Utility Room: 6'3" x 6' 2" (1.95m x 1.91m)

Reception Living Room: 16' 5" x 10' 9" (5.05m x 3.35m)

### First Floor

#### First Floor Landing

Bedroom One: 10'1" x 11'0" (3.09m x 3.38m)

Dressing area 7' 5" x 4' 0" (2.29m x 1.24m)

Ensuite Shower room

Bedroom Two: 11'7" x 9'5" (3.37m x 2.95m)

Bedroom Three: 11'0" x 8'1" (3.18m x 2.48m)

Bedroom Four: 6'6" x 6'6" (2.03m x 1.85m)

Family Bathroom: Three Piece Suite.

Double Garage

**AGENTS NOTE** – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the

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](http://www.focalagent.com)

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**01832 735589**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

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