



Forrester Grove, Thrapston
£425,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Home - 4 Bedrooms
- Situated in a quiet and desirable location
- Open Plan Kitchen/Breakfast Room plus Lounge and Study
- Utility room, ground floor guest cloaks/w.c.
- Ensuite and Dressing Area to Bedroom One

Sharman Quinney are very pleased to offer for sale, this well presented detached 4-bedroom family home.

This property comprises an open plan kitchen/breakfast room/dining room. In addition, there's a utility room, study and guest cloakroom from the hall. The main reception lounge is impressive in dimensions, with doors to the conservatory, which in turn, has doors to the rear garden.

Upstairs the property has four bedrooms, including a principal bedroom with en-suite shower room and dressing area. Off the 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.

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

Private wrap around garden with partial paved areas and lawn area. Gated side access and access via personal door to the double Garage.

Double Garage - Power Light and two Up and over doors to driveway.

Measurements

Ground Floor

Entrance Hall

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

Downstairs Cloakroom/W.C.

Kitchen/Breakfast Room: 19'2" x 10'3" (5.85m x 3.13m)

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

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

Conservatory: 17'7" x 8'9" (5.40m x 2.70m)

First Floor

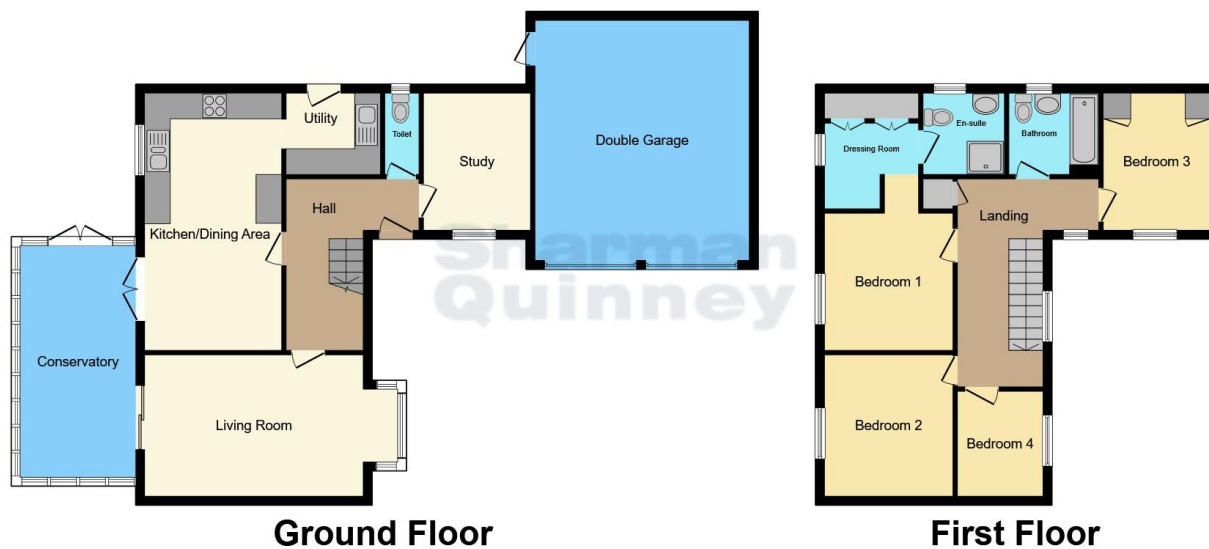
First Floor Landing

Bedroom One: 9'8" x 10'4" (2.98m x 3.18m)

Dressing area 7'2" x 6'5" (2.20m x 1.98m)

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 8'2 (2.01m x 2.49m)
 Family Bathroom: Three Piece Suite.
 Double Garage

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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