



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Woodpecker Way, Thrapston NN14

“Show Stopper”

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## "Show Stopper"

This modern, detached home occupies a fabulous corner plot within this most desirable development. The heart of Thrapston with a variety of amenities as well as schools, waterside walks and the Park are moments away, as well as offering ultra convenient access to the A14/A1/M1 link. The sizeable interior is finished to an exacting standard to include an entrance hall with specialist flooring which extends to much of the ground floor, there is a guest cloakroom, spacious bay fronted living room, designer kitchen/breakfast room with select integrated appliances, a separate formal dining room and a versatile study/snug. Upstairs you will find the principal bathroom and four bedrooms, three of which are double in size with the main bedroom offering a walk-in wardrobe and en-suite. UPVC double glazed windows and gas central heating complete the inside. Outside the private block paved driveway provides off road parking in front of the detached single garage. The rear garden has an attractive patio which is the perfect spot for garden furniture and a generously sized yet easily maintainable lawned section. An exceptional home.

**Living Room** - 5.38m x 3.35m (17'8" x 11'0")

**Kitchen/ Breakfast Room** - 4.88m x 4.09m (16'0" x 13'5")

**Dining Room** - 3.94m x 2.9m (12'11" x 9'6")

**Study** - 2.9m x 1.98m (9'6" x 6'6")

**Utility** - 1.55m x 1.55m (5'1" x 5'1")

**Bedroom One** - 3.81m x 3.58m (12'6" x 11'9")

**Ensuite** - 1.93m x 1.88m (6'4" x 6'2")

**Walk in Wardrobe** - 1.98m x 1.47m (6'6" x 4'10")

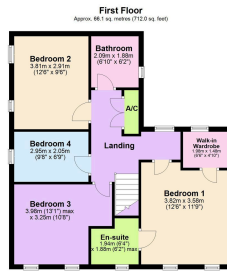
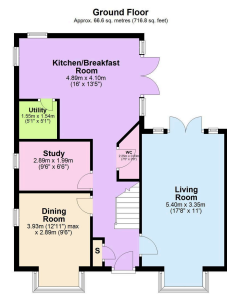
**Bedroom Two** - 3.81m x 2.9m (12'6" x 9'6")

**Bedroom Three** - 3.99m x 3.25m (13'1" x 10'8")

**Bedroom Four** - 2.95m x 3.25m (9'8" x 10'8")

**Bathroom** - 2.08m x 1.88m (6'10" x 6'2")





Total area: approx. 132.7 sq. metres (1428.8 sq. feet)

- Detached Home
- Three Reception Rooms
- Garage
- Council Tax: E
- Four Bedrooms
- Parking for Two/Three Cars
- EPC RATING: B



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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