



47 Wagtail Way

Kettering, NN14 4GQ



Simpson & Partners

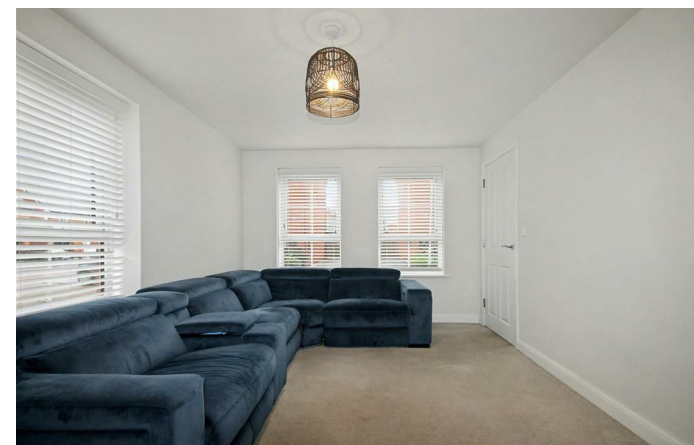
Set within the highly sought-after Nurseries development, this beautifully presented four-double-bedroom family home enjoys a particularly attractive and convenient position. Offered to the market with no forward chain, the property is ideally situated within easy walking distance of the local school, shops, and a range of everyday amenities.

Upon entering, you are welcomed by a spacious entrance hall that leads to a useful cloakroom/WC and a modern, well-appointed kitchen-dining room. This impressive space features integrated appliances and French doors opening directly onto the rear garden—perfect for family meals or entertaining. Completing the ground floor is a comfortable and inviting living room.

The first floor hosts the generously sized master bedroom with its own en-suite shower room, a further double bedroom, and the contemporary family bathroom. The second floor provides two additional double bedrooms along with a separate shower room, making it ideal for growing families or those needing flexible guest or office space.

Outside, the enclosed rear garden is mainly laid to lawn and offers a safe, peaceful area for relaxation or play. The property also benefits from a detached single garage and ample driveway parking for multiple vehicles.

Early viewing is strongly recommended to appreciate all that this delightful home has to offer. Energy rating: to be confirmed.




£347,000

 4  2  1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ