



40 Wagtail Way
Thrapston, NN14 4GQ



Simpson & Partners

Perfectly positioned within a highly sought-after residential development, this attractive three-bedroom semi-detached home was recently constructed by the renowned David Wilson Homes and offers stylish, contemporary living finished to an exceptional standard throughout.

Tucked away in a pleasant setting, the property enjoys a fantastic location with a wealth of local amenities, well-regarded schools, leisure facilities, and picturesque countryside walks all within easy reach, making it an ideal choice for families, professionals, and downsizers alike.

The accommodation is beautifully presented and thoughtfully designed, with the added benefit of off-road parking to the front. Upon entering, a welcoming entrance hall provides access to a convenient downstairs WC, a spacious and inviting living room, and the impressive kitchen/dining room beyond.

The heart of the home is undoubtedly the light-filled kitchen/dining room, featuring a range of integrated appliances, ample storage, and generous space for both everyday family life and entertaining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from built-in storage and a stylish en-suite shower room, providing a comfortable and private retreat.

Externally, the property continues to impress with a delightful enclosed rear garden, laid predominantly to lawn and complemented by a patio area immediately adjoining the house—perfect for outdoor dining, relaxing, or enjoying time with family and friends.

Combining modern design, quality finishes, and an enviable location, this superb home offers ready-to-move-into accommodation and is sure to appeal to a wide range of buyers. An internal inspection is highly recommended to fully appreciate everything this wonderful property has to offer.

£265,000



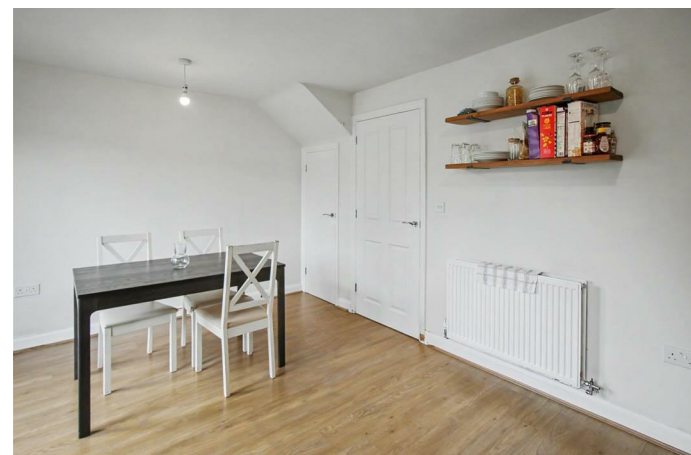
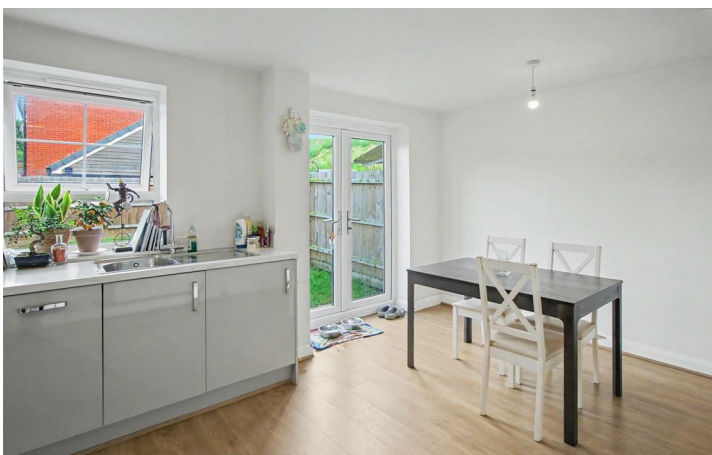
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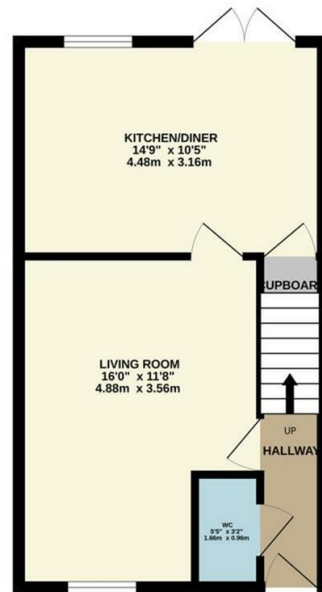
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1



GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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