



8 Warwick Gardens

Thrapston, NN14 4XB



Simpson & Partners

Set within the desirable Lazy Acre development in Thrapston, this beautifully presented three-bedroom detached residence offers an excellent opportunity for buyers seeking a well-positioned home with no onward chain.

Tucked away in a peaceful cul-de-sac, the property enjoys a convenient location within easy walking distance of local shops, reputable schools, and everyday amenities, making it ideal for families and professionals alike.

The ground floor accommodation is thoughtfully arranged, comprising a welcoming entrance hall with cloakroom/WC, a stylish kitchen/dining room perfect for both everyday living and entertaining, and a generous living room with doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property continues to impress with two spacious double bedrooms, including a principal bedroom complete with fitted wardrobes and a modern en-suite shower room. A well-proportioned third bedroom and a contemporary family bathroom complete the first-floor layout.

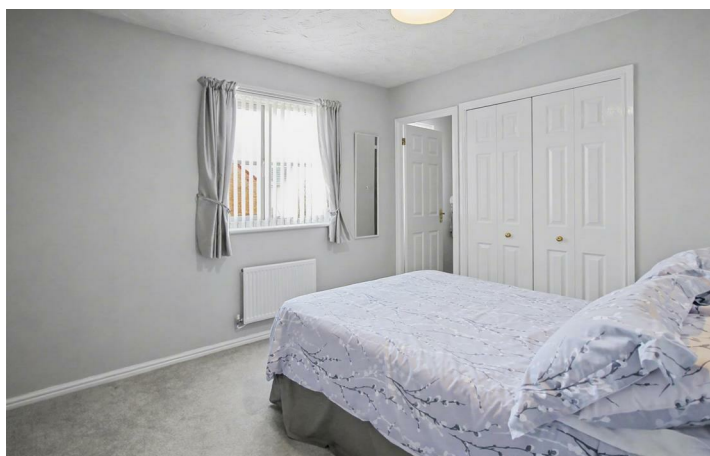
Externally, the home benefits from a mature rear garden, predominantly laid to lawn with a patio seating area—ideal for relaxing or entertaining. There is also access to a private driveway and a detached single garage.

Offered with no forward chain, this is a fantastic opportunity to acquire a well-located and versatile home. Early viewing is highly recommended.

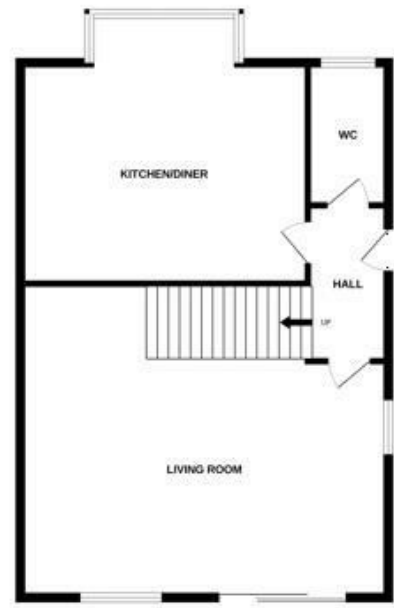


£310,000

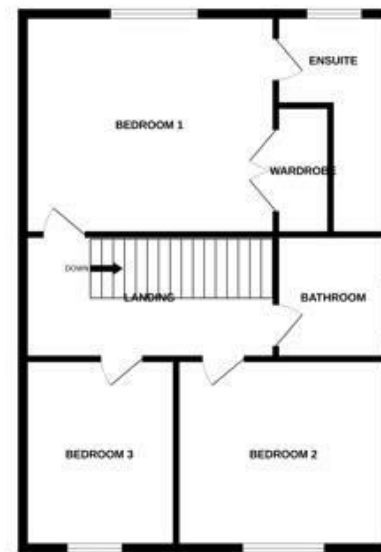
3 2 1



GROUND FLOOR



1ST FLOOR



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



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