



27. Foundry Walk  
Thrapston, NN14 4LS



**Simpson & Partners**

Occupying a pleasant position within the popular market town of Thrapston is this well-presented modern three bedroom detached residence, offered to the market with the added benefit of no onward chain. The property is tucked away within a quiet cul-de-sac setting and is conveniently located within walking distance of local schools, shops and a wide range of everyday amenities, making it an ideal choice for families and professionals alike.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom/WC, a comfortable living room and a spacious kitchen dining room forming the heart of the home. To the rear, a conservatory provides additional versatile reception space, enjoying pleasant views over the garden and offering an ideal area for dining, relaxing or entertaining.

To the first floor there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms and completes the internal accommodation.

Externally, the property enjoys an enclosed and low-maintenance rear garden with a designated seating area, providing a private outdoor space for everyday enjoyment. To the front, the home benefits from attractive views across a green space, along with a detached garage and off-road parking positioned to the front of the property. Early viewing is highly recommended to fully appreciate the location, layout and overall appeal on offer. Energy rating to be confirmed.

£294,000



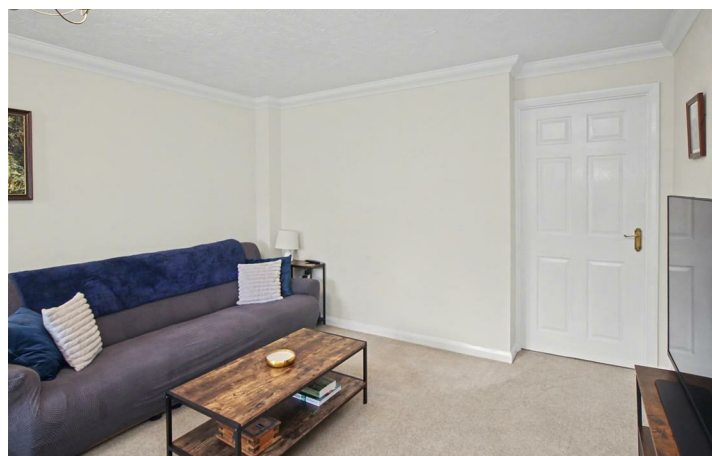
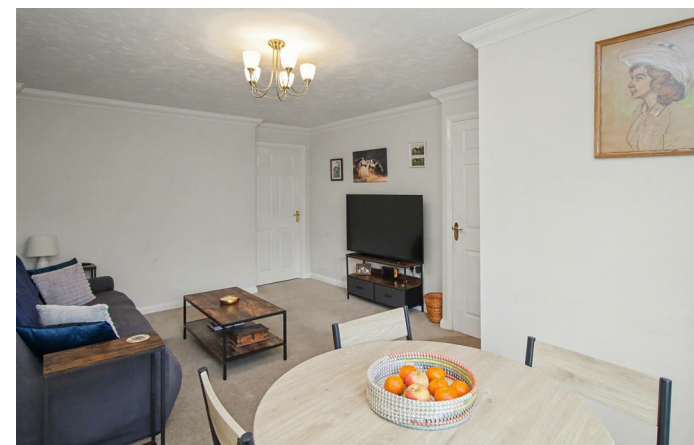
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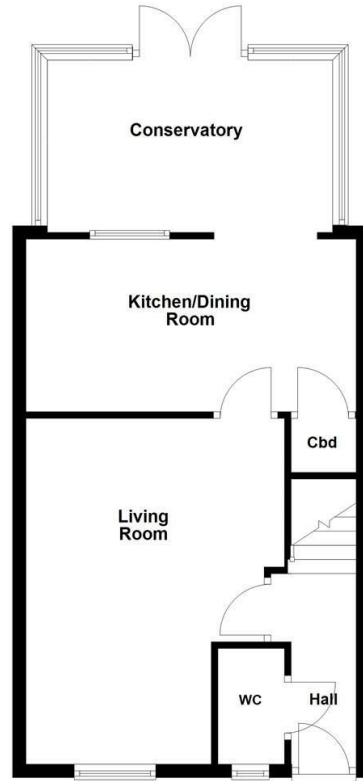
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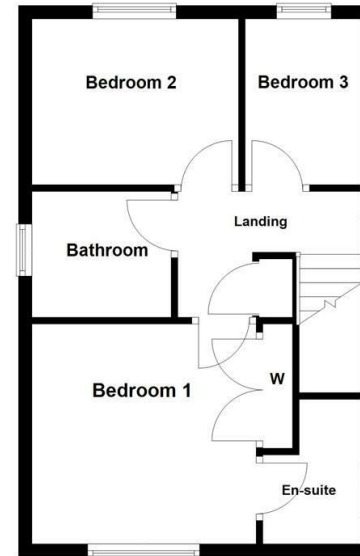
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### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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