



45, Foundry Walk

Thrapston, Northamptonshire NN14 4LS



Simpson & Partners

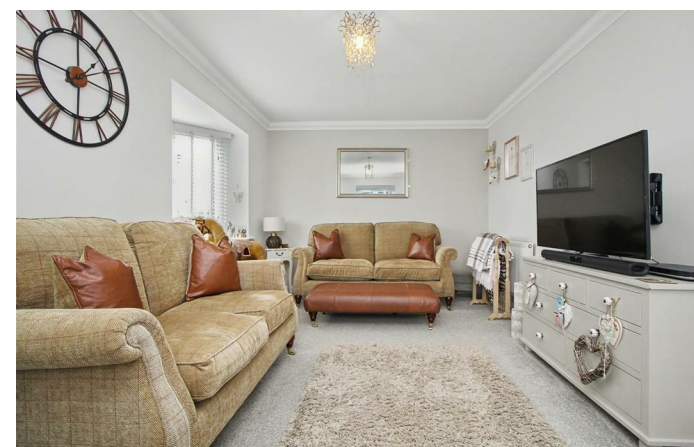
Tucked away at the end of a private drive, this immaculately presented three-bedroom detached residence offers an enviable combination of privacy, style, and modern living. Ideally positioned within easy walking distance of the local school, leisure facilities, and a range of everyday amenities, the property is perfectly suited to families and professionals alike.

The accommodation is both welcoming and thoughtfully designed. A bright entrance hall leads through to a charming living room, enhanced by a bay window that fills the space with natural light. To the rear, the heart of the home is undoubtedly the beautifully refitted kitchen/dining room, featuring contemporary finishes and ample space for both cooking and entertaining, with doors opening directly onto the rear garden. A separate utility room and convenient cloakroom/WC complete the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room, while the remaining two bedrooms are served by a stylish family bathroom.

Externally, the home enjoys a stunning landscaped garden, offering a high degree of privacy along with manicured lawns and multiple seating areas—perfect for relaxing or hosting guests. A detached garage sits alongside a generous driveway, providing ample off-road parking.

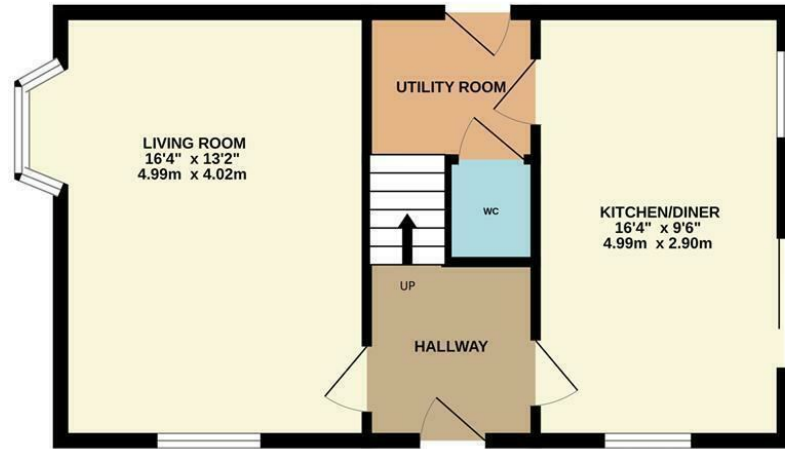
This exceptional home is presented in turnkey condition and must be viewed to be fully appreciated—early viewings are highly recommended.



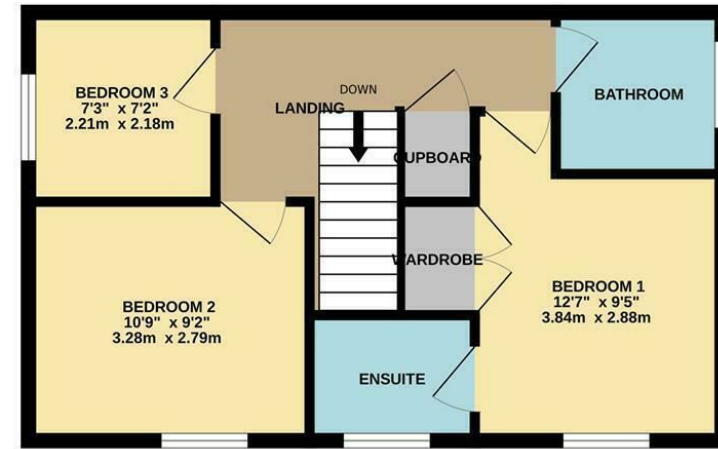
Offers In Excess Of £310,000



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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
<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	



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