



2a High Street
Titchmarsh, NN14 3DF



Simpson & Partners

Nestled in the highly sought-after village of Titchmarsh, this beautifully presented three-bedroom detached home offers modern living in a truly idyllic setting. Perfectly positioned, the property is just a short stroll from the village shop and primary school, making it an ideal choice for families and those seeking a welcoming village community. Step inside to a generous entrance hall which sets the tone for the space and quality throughout. The ground floor features a convenient cloakroom/WC, a versatile snug or study, and a bright, inviting living room complete with a log burning stove and French doors that open out to the rear garden. At the heart of the home sits the impressive kitchen/dining room, boasting integrated appliances and offering the perfect space for everyday living and entertaining, further complemented by a separate utility room.

Upstairs, you'll find three well-proportioned double bedrooms, along with a recently reconfigured layout that now provides a stunning four-piece family bathroom accessed via the master bedroom. This elegant space has been thoughtfully designed and fully refitted to a high standard, now serving the entire first floor with ease and style. Outside, the property continues to impress with a spacious, fully enclosed rear garden, mainly laid to lawn — ideal for families, relaxing, or entertaining. To the front, an attractive, expansive driveway leads to a double detached garage, offering excellent parking and storage options.

Homes of this calibre in Titchmarsh are rarely available, and early viewing is strongly recommended.

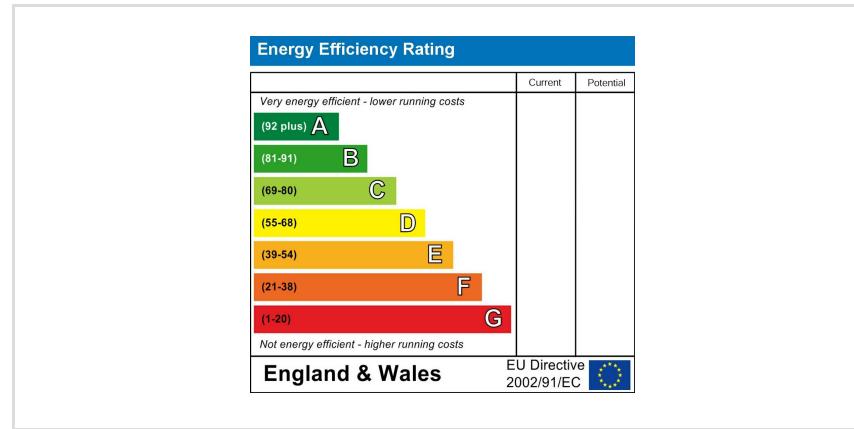
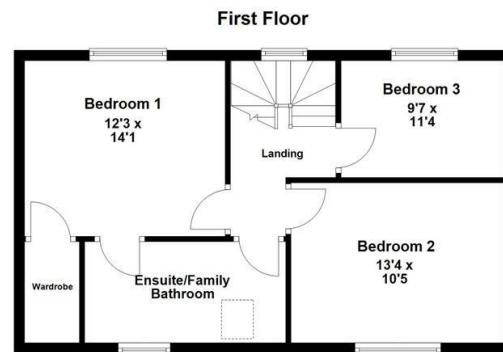
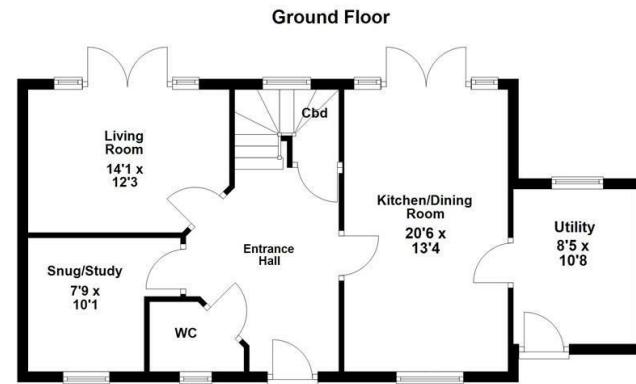
Energy rating: to be confirmed.

£475,000

 3  1  2



Simpson & Partners



A blurred background image of two women in an office environment. One woman is seated, wearing glasses and a dark top, smiling. The other woman is standing to her right, also smiling. There are computer monitors and office equipment in the background.

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