



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.

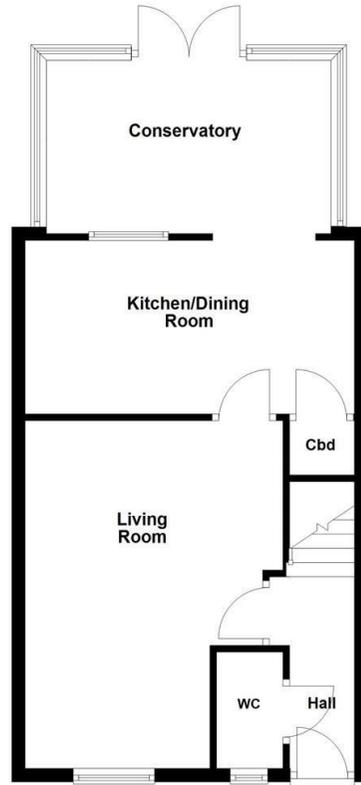


Offers In Excess Of £300,000

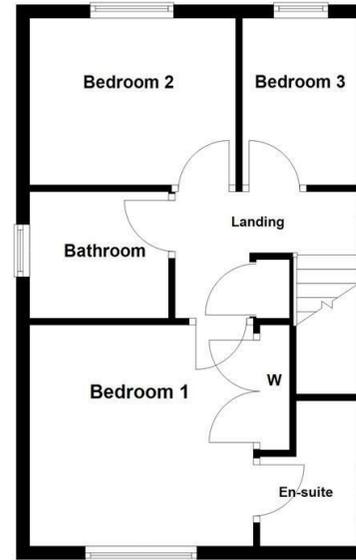
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### Ground Floor



### 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<br>2002/91/EC |           |



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