



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.

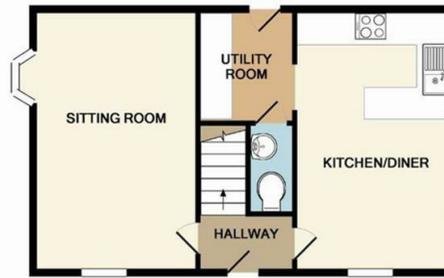
Externally, the home enjoys a stunning landscaped garden, offering a high degree of privacy along with manicured lawns and multiple seating areas—perfect for relaxing or hosting guests. A detached garage sits alongside a generous driveway, providing ample off-road parking.

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

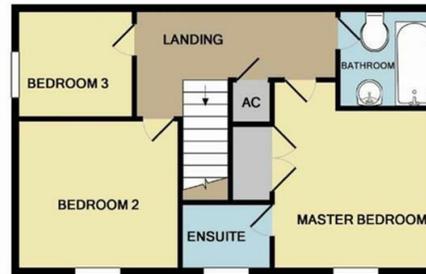


Offers In Excess Of £310,000





GROUND FLOOR



1ST FLOOR

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### 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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