



28 Hillcrest Close  
Thrapston, Northants NN14 4TB



**Simpson & Partners**

Occupying a pleasant and enviable position within the highly sought-after Springfields area of Thrapston, this well-presented three-bedroom semi-detached residence is offered to the market with the added benefit of no forward chain. Ideally located, the property is within comfortable walking distance of local schools, shops, and a range of everyday amenities, making it an excellent choice for families and professionals alike.

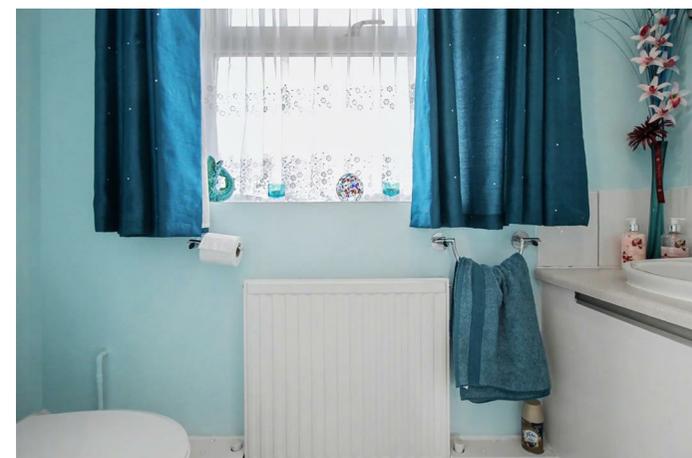
The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a spacious living room, a separate dining room ideal for entertaining, a fitted kitchen, a useful utility room, and a convenient ground-floor cloakroom/WC. To the first floor, the property offers three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the home enjoys a fully enclosed, low-maintenance rear garden, perfect for relaxing or outdoor dining. To the front, a generous driveway provides ample off-road parking and leads to a single detached garage. Early viewing is highly recommended to fully appreciate the location and accommodation on offer. Energy rating to be confirmed.

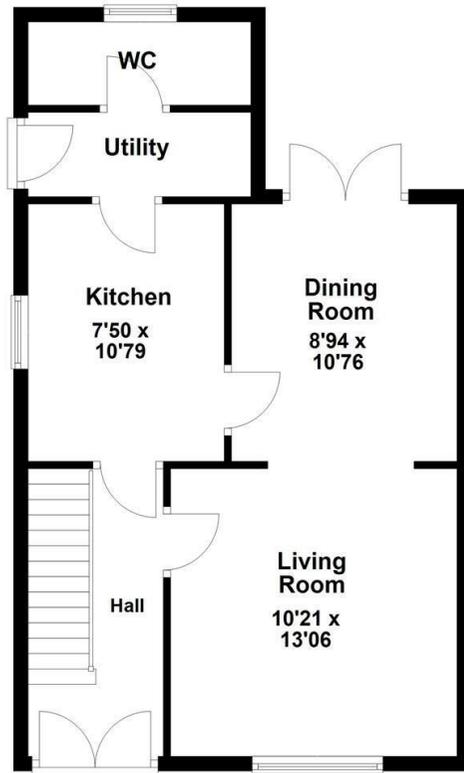


£270,000

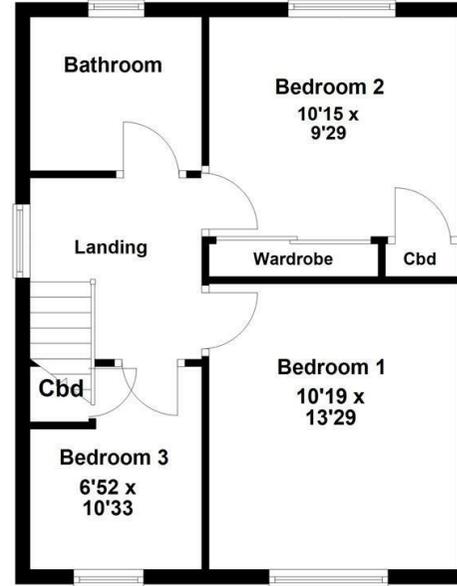
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### Ground Floor



### 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 2002/91/EC	



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