

# HENDERSON CONNELLAN

ESTATE AGENTS



Shelduck Lane, Thrapston NN14

"A Stylish Home In A Most Desirable Setting"

## "A Stylish Home In A Most Desirable Setting"

This fabulous, detached home built by David Wilson was the former show home designed, styled and finished to an exacting standard, set within this exclusive development on the periphery of Thrapston. The fabulous interior benefits from gas central heating, UPVC double glazing and security alarm system. The entrance hall has wood effect specialist flooring which flows to the guest cloakroom and the impressive free flowing kitchen/dining/family room with designer units, Quartz works surfaces and quality integrated appliances, all of which combine to create a great social space. The living room is amplified in scale with a bay window flooding the room with light and finally the study is a versatile room ideal for use as a snug. Upstairs the landing leads to a principal bathroom and four bedrooms all of which are double sized with built-in wardrobes, the main bedroom with ensuite. A private driveway provides off-road parking and extends to the single garage; the front and rear gardens have been beautifully landscaped enjoying a mature colourful feel. The heart of Thrapston is a short walk away with restaurants, cafés, primary school, church, independent shops as well as lovely Riverside walks.

**Living Room** - 5m x 3.68m (16'5" x 12'1")

**Dining Room** - 3.23m x 2.46m (10'7" x 8'1")

**Study/Snug** - 2.26m x 2.08m (7'5" x 6'10")

**Kitchen/Family Room** - 5.08m x 4.85m (16'8" x 15'11")

**Utility Room** - 1.65m x 1.57m (5'5" x 5'2")

**Guest WC** - 1.65m x 0.84m (5'5" x 2'9")

**Bedroom One** - 3.81m x 3.56m (12'6" x 11'8")

**Ensuite** - 2.34m x 1.42m (7'8" x 4'8")

**Bedroom Two** - 4.27m x 3.73m (14'0" x 12'3")

**Bedroom Three** - 3.33m x 3.15m (10'11" x 10'4")

**Bedroom Four** - 3.12m x 2.95m (10'3" x 9'8")

**Bathroom** - 2.11m x 1.68m (6'11" x 5'6")

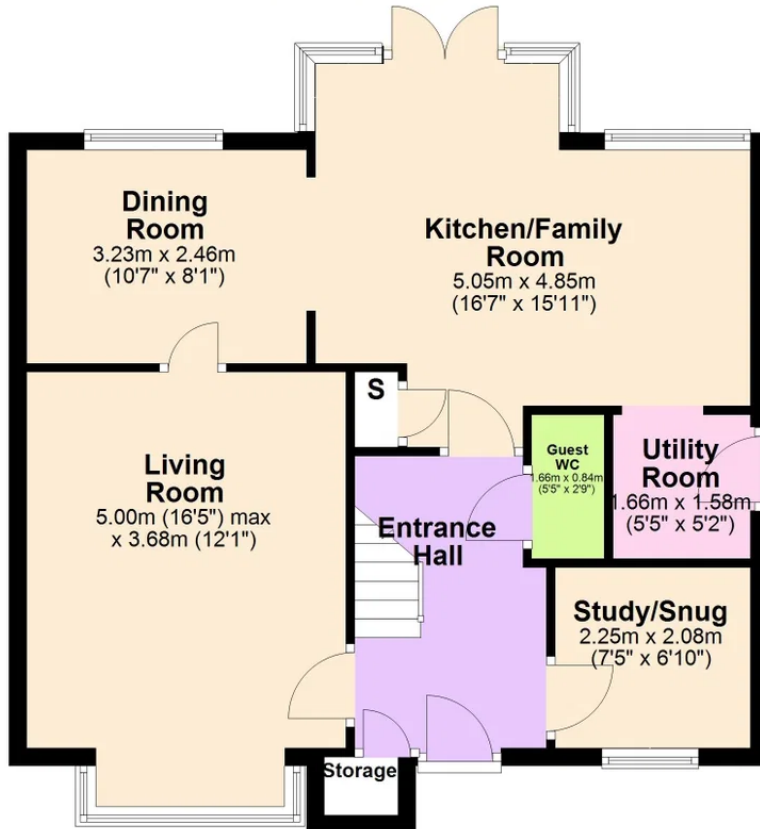
- Pod EV Charger
- Fabulous Kitchen/Dining/Family Room
- Living Room and separate Study/Snug
- Four double Bedrooms all with built in wardrobes
- Yearly Management Fee of £135.00 for communal areas
- EPC RATING: B
- COUNCIL TAX: E
- Tenure: Freehold





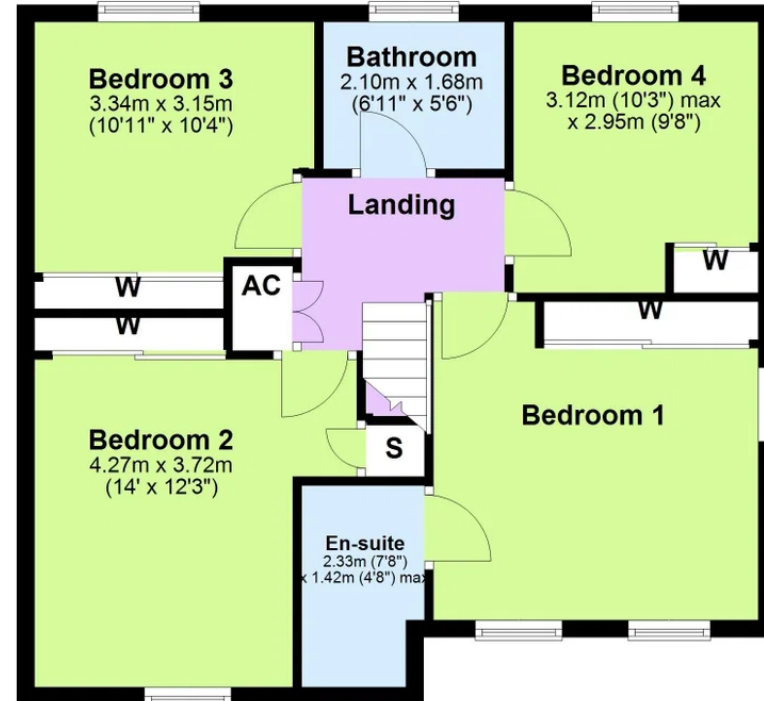
### Ground Floor

Approx. 62.6 sq. metres (673.5 sq. feet)  
(excluding Storage)



### First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 123.6 sq. metres (1330.0 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

