

Blackbird Close, Thrapston

£395,000 **Freehold**

Sharman Quinney

Key Features

4 2 B D

- Detached Home - 4 Bedrooms - Improved and well Presented
- Open aspect view across greenspace - Situated in a Quiet and desirable location
- Turnkey condition - Recent improvement Decoratively & to Garden
- Spacious Open- Plan kitchen Family/ Dining Room, Lounge with Bay Window
- Enclosed Utility Space to Kitchen, ground floor guest cloaks/W.c. to hallway

This beautifully presented 4-bedroom detached family home enjoys views to the front elevation across greenspace. A spacious entrance hallway connects the ground floor accommodation, The light filled hallway, offers storage cupboard and a guest cloakroom /w.c,.
A spacious lounge, with bay window, frames the view. Further features include an open- plan kitchen/ family/dining room with enclosed built- in utility space. The Kitchen features a range of stylish cabinetry, complimentary food preparation







surfaces, and an array of modern fitted appliances including dishwasher, fridge freezer, eye level integrated oven, gas hob and extractor. In addition, there's a double door integrated utility cupboard with space and plumbing for washing machine, space and power outlet for tumble drier and access to the gas fired boiler for the central heating. The kitchen/breakfast room additionally features tile flooring and feature wall, with panelling. A large window and double patio doors, flood natural light from the garden.

The first-floor landing features double shelved storage and loft access with connecting doors to four bedrooms and the 3-piece family bathroom with shower over the bath. The principal bedroom with en-suite features a double width walk-in shower. Other features of this main bedroom, include triple door fitted wardrobes incorporating drawers. Bedroom two, offers a good double with loft access and bedroom three features 2x Double wardrobes which will remain and a further built-in double wardrobe with mirrored sliding doors. Bedroom four is currently used as a study room.

Outside Front

The property occupies a quiet position, with an attractive well-manicured privacy hedge to front aspect facing the greenspace beyond.

Rear

This private rear garden is laid to lawn, with well-maintained L shape decking area, with pergola and retractable canopy which is perfect for entertaining, day or night. Further garden features include raised planting areas, with







Total floor area 129.4 m² (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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decorative timber full height panels to enhance the rear add thoughtful detail. There is also gated access, where you will find driveway parking, with space for two cars in tandem and a generously proportioned single detached garage with pitched tile roof giving potential for further storage, with power and light .

In our opinion, this is a wonderfully presented and maintained home. We advise you contact us immediately to arrange a viewing.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Service charges to the homes located on the development apply.

Currently quoted from information provided by the vendor at circa £140.00 per annum paid in 6 monthly intervals at £68.64 x 2 for the year.

To view this property call Sharman Quinney on: **01832 735589**

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The Property Ombudsman