



24 Tyler Way

Thrapston, Northamptonshire NN14 4UE



Simpson & Partners

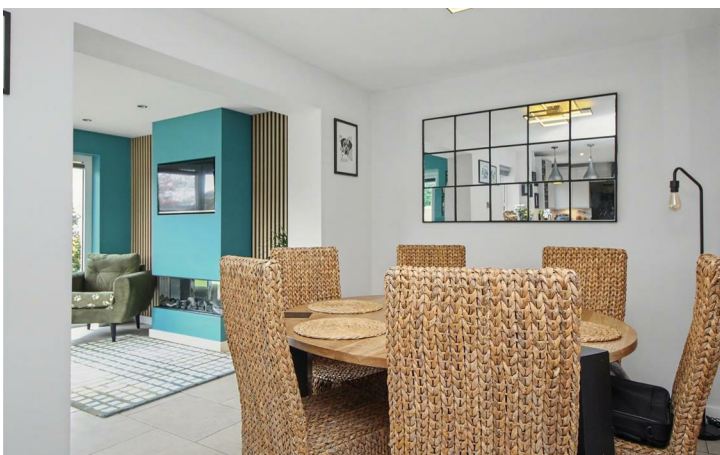
Occupying a delightful position within the sought-after market town of Thrapston, this immaculately presented four-bedroom detached residence is offered to the market in exceptional condition. Perfectly situated within easy walking distance of the town's well-regarded schools, local shops, and a range of everyday amenities, the property also enjoys the added advantage of adjoining a generous green space, creating a wonderful sense of openness and tranquillity. Upon entering, you are welcomed by a bright and inviting entrance hall, leading through to a convenient cloakroom/WC, a comfortable living room, and a practical utility room. The true heart of the home is the stunning open-plan kitchen, dining, and family area—thoughtfully designed to combine style and functionality. This impressive space features high-specification fitted units, quality finishes throughout, and elegant bi-fold doors that open seamlessly onto the rear garden, flooding the room with natural light and creating an ideal setting for both everyday living and entertaining. The first floor offers four well-proportioned bedrooms, including a spacious principal bedroom complete with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, finished to a high standard. Externally, the property continues to impress with a beautifully landscaped rear garden, featuring a variety of seating areas and a low-maintenance artificial lawn—perfect for hosting guests or relaxing outdoors. To the front, there is a generous paved driveway providing ample off-road parking, along with an integral garage for additional storage or vehicle use. Energy rating: C.

Room Dimensions:

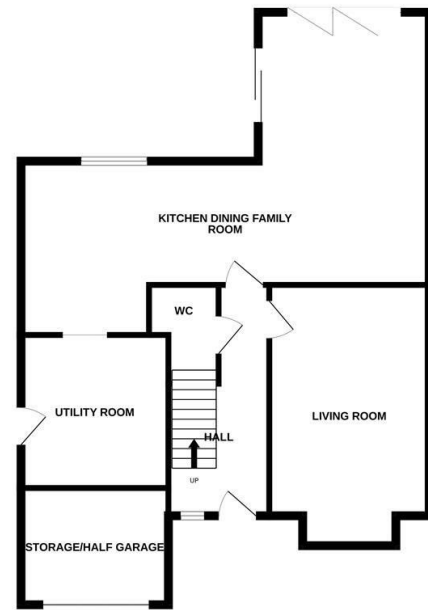
- Living Room - 13'9 x 10'6
- Kitchen Diner - 14'11 x 10'10
- Family Area - 10'6 x 9'10
- Utility - 9'2 x 7'10
- Bedroom 1 - 11'2 x 10'6
- Bedroom 2 - 10'6 x 8'6
- Bedroom 3 - 10'6 x 8'2
- Bedroom 4 - 8'10 x 7'7 max

£415,000

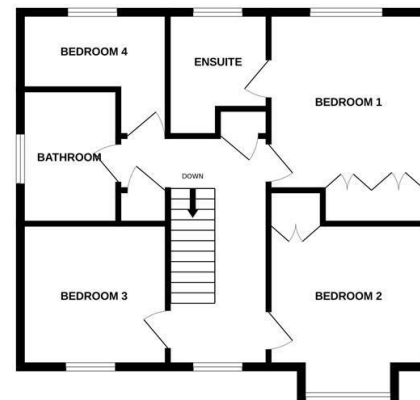
 4
  2
  2



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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