



40 Windsor Drive  
Thrapston, Northants NN14 4XH



**Simpson & Partners**

This impressive four-bedroom detached home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living. The ground floor is accessed via an entrance hall which provides access to the lounge, separate dining room, well-appointed kitchen, family room, utility room and a convenient downstairs WC, creating an excellent flow for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom. Bedroom two benefits from a dedicated dressing area and its own en suite, making it ideal for guests or older children. Occupying the second floor is the superb master suite, featuring a spacious bedroom with dressing area and a private en suite, offering a peaceful retreat away from the main living areas. Externally, the rear garden is mainly laid to lawn with a small patio area, perfect for outdoor seating, and is enclosed by a combination of timber fencing and brick wall boundaries. To the front, the property enjoys a lawned garden with mature bushes and plants, along with access to the double garage and a gated side entrance. Call now to book a viewing!!



£495,000

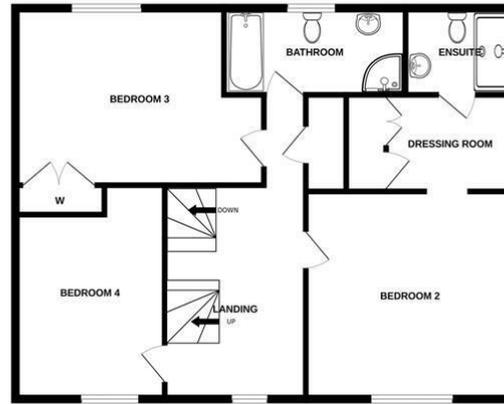
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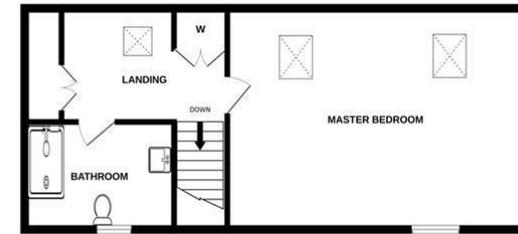
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>73</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<br>2002/91/EC |           |



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