



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



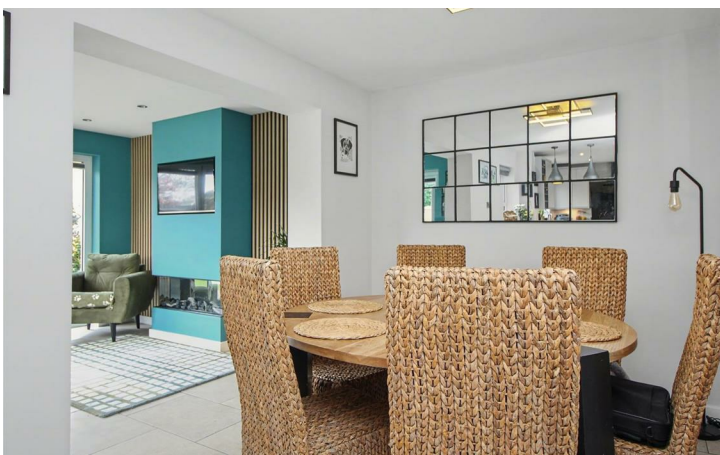
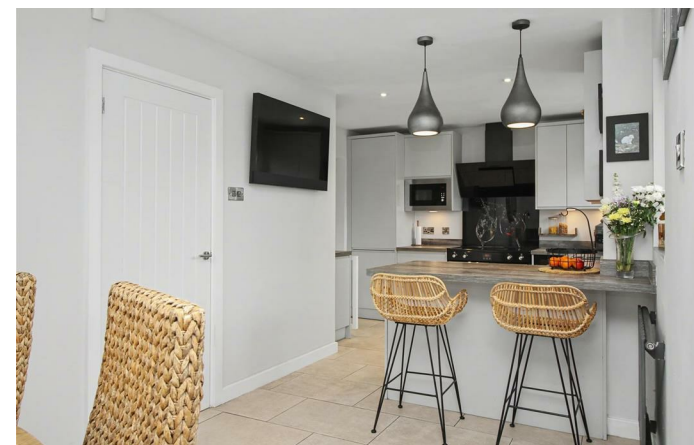
4



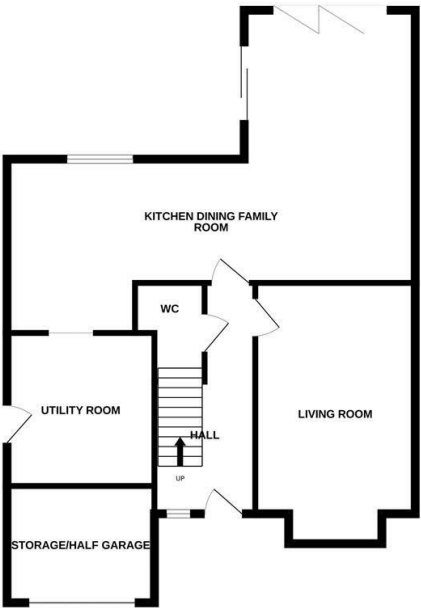
2



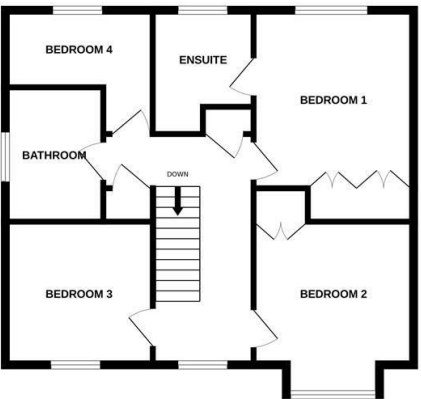
2



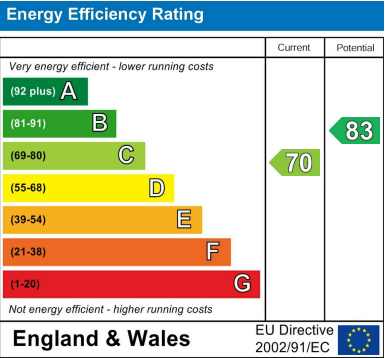
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
Made with Metropix 5/2020



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ