16 Warwick Gardens

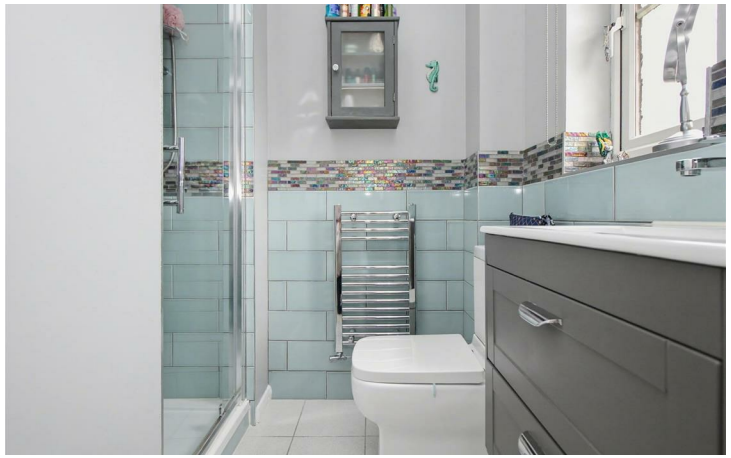
Thrapston, NN14 4XB

Simpson & Partners

Occupying an enviable position within the highly regarded Lazy Acre development, this impressive three-bedroom detached home is beautifully presented throughout and perfectly suited to modern family living. Set within a peaceful cul-de-sac, the property enjoys a quiet yet convenient location, just a short stroll from local schools, shops, and everyday amenities—making it an ideal choice for those seeking both comfort and accessibility. The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall and a useful cloakroom/WC. At the heart of the home lies a stylish, contemporary kitchen/dining room, ideal for both relaxed family meals and entertaining, complemented by a separate utility room for added practicality. The spacious living room provides a warm and inviting setting, with doors opening out to the rear garden, creating a lovely flow between indoor and outdoor spaces. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom complete with fitted wardrobes and a sleek en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom. Outside, the property continues to impress with a private and mature rear garden, predominantly laid to lawn and offering an excellent space for relaxation or outdoor entertaining. To the front, a driveway provides ample off-road parking and leads to a detached garage. Combining a desirable location with well-balanced accommodation, this superb home is not to be missed. Early viewing is highly recommended.

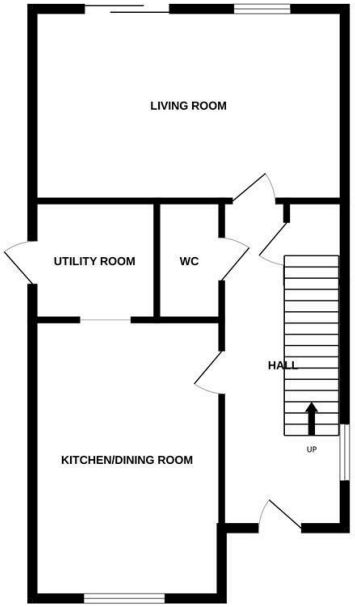
£325,000

3 2 1



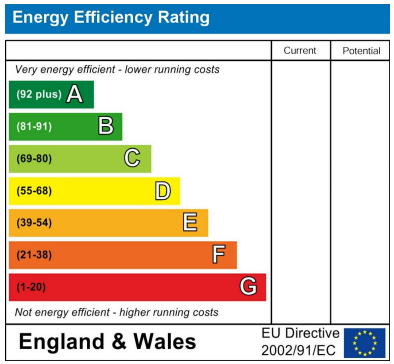
Simpson & Partners

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 be tested and no guarantee as to their operability can be given
Made with Metropix ©2026



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

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