



Magpie Road, Thrapston
£410,000 **Freehold**

**Sharman
Quinney**

Key Features



- Executive Detached Home - 4 Bedrooms
- Situated in a Quiet and desirable location
- Spacious Open Plan kitchen + Lounge and Dining Room
- Utility room, ground floor guest cloaks/w.c
- Ensuite to Master - family bathroom

Sharman Quinney are very pleased to offer for sale, this beautifully presented 4-bedroom detached double fronted family home, which is within walking distance 0.8m to Thrapston town centre.

The design, benefits from plentiful natural light and comprises two generously sized reception rooms, a study and open plan kitchen/ breakfast room and dedicated utility room. The Kitchen benefits from fitted appliances including dishwasher, fridge freezer, eye level double oven, hob and extractor, stylish fitted cabinetry, as does the utility room with space and plumbing for washing machine, space and power outlet for tumble drier. The kitchen/breakfast room



additionally features polished tile flooring with patio doors to access the wrap around garden. A spacious entrance hallway connects the ground floor accommodation, with two reception rooms adjacent to the double fronted aspect. Both Lounge and dining rooms feature bay windows with views across the greenspace. The hallway has a light oak engineered floor which is continuation flooring to the two reception rooms. The hallway offers storage cupboard and a guest cloakroom /w.c.,

Upstairs the property has four double bedrooms including a master with an en-suite and double walk-in wardrobe. This access from the landing also accommodates 3-piece family bathroom, along with a spacious landing with airing cupboard and boarded loft with access via hatch to the ceiling.

Outside Front

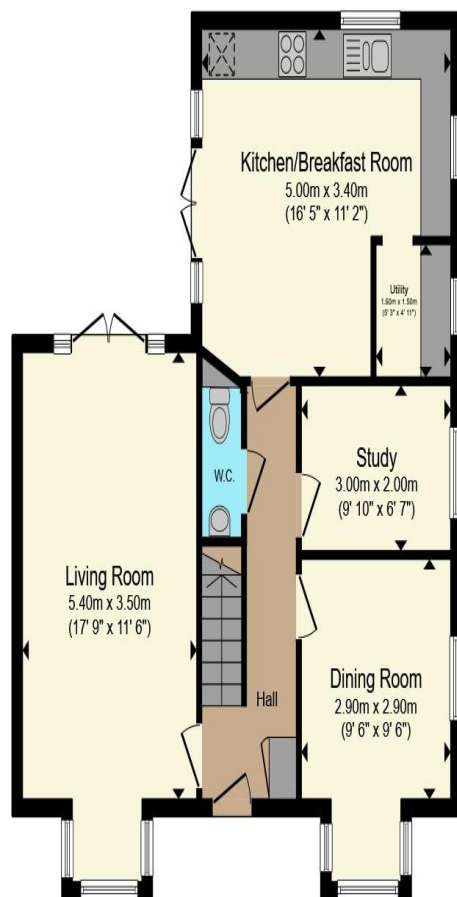
The property occupies a quiet position, with an attractive well-manicured privacy hedge to front aspect facing the greenspace beyond.

Rear

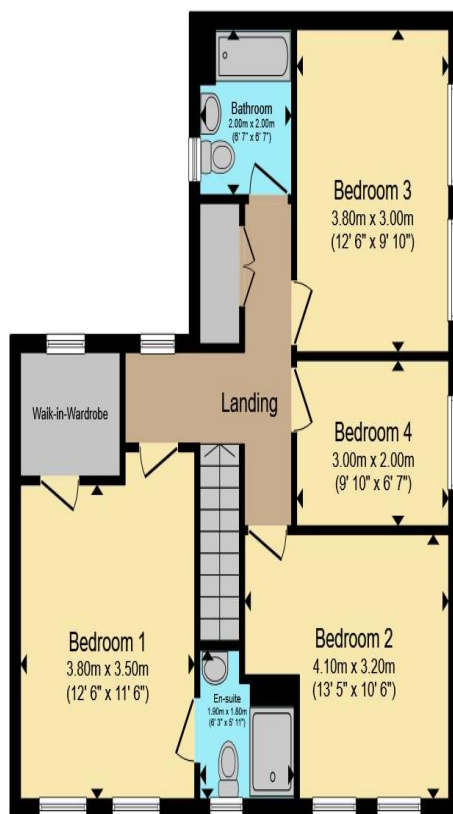
This private walled rear garden is laid to low maintenance faux lawn and a paved patio area, summerhouse with lighting and power connection, which is perfect entertaining, day or night. Further garden features include water feature and outside tap. There is also gated access, where you will have driveway parking, with space for two cars in tandem and a single detached garage, which is fully functional with power and light.

In our opinion, this is a wonderfully presented and

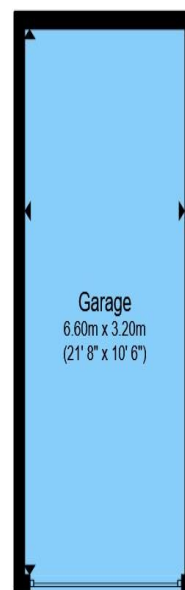




Ground Floor



First Floor



Garage

Total floor area 155.9 m² (1,679 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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maintained home. We advise you contact us immediately to arrange a viewing.

Agents Note:

Service charges to the homes located on the development apply.

Currently quoted from information provided by the vendor at £140.00 per annum paid in 6 monthly intervals at £68.00 x 2 for the year.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103820 - 0002

