



40. Station Road

Thrapston, Northamptonshire NN14 4RW



Simpson & Partners

Internal Marketing Coming Soon!

Situated within the popular Sidings development in the thriving market town of Thrapston is this immaculately presented four-bedroom family home, occupying a generous corner plot and offering spacious, light-filled accommodation alongside beautifully landscaped gardens, excellent parking and a full-sized garage.

Presented to an impressive standard throughout, the property offers a well-balanced layout arranged across two floors and is perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hall and convenient downstairs cloakroom. A spacious living room provides a comfortable setting for relaxing, while the large kitchen/dining room forms a superb social hub for the home, offering plenty of space for both everyday family life and entertaining.

To the first floor are four well-proportioned bedrooms, three of which are generous doubles. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the main family bathroom.

Outside, the property really comes into its own. Set on a substantial corner plot, both the front and rear gardens have been fully landscaped to create attractive and highly usable outdoor spaces. The enclosed rear garden features a generous patio area, ideal for outdoor dining and entertaining, together with a large storage shed.

A driveway provides off-road parking and leads to a full-sized, insulated and secure garage, providing excellent additional storage or versatile space.

Combining generous proportions, immaculate presentation and an enviable position within one of Thrapston's popular modern developments, an internal viewing is highly recommended.

£335,000



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GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.3 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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