



Long View Main Street, Clopton
£450,000 **Freehold**

**Sharman
Quinney**

Key Features



- Countryside location, close to excellent road links and schools
- Detached executive residence with four double bedrooms
- Two ensuites, family bathroom and downstairs w/c
- Double Garage with ample off-road parking
- Private and enclosed rear garden

Within the highly sought-after village of Clopton, this impressive, executive detached property enjoys a pleasant setting while remaining conveniently close to excellent road links.

The property opens into an exceptionally spacious entrance hall, setting the tone for the generous accommodation throughout. Starting with the impressive living room, a welcoming space for both relaxation and entertaining, featuring a charming log-burning stove and access to the separate dining room. Patio doors open onto the substantial, fully enclosed rear garden, designed for low-maintenance outdoor living. The ground floor further benefits from a well-proportioned home office, a convenient



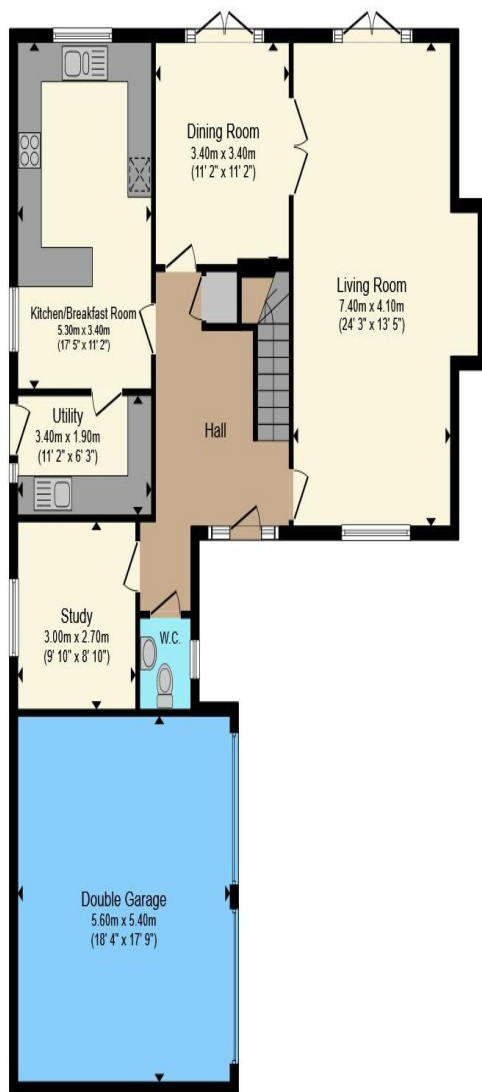
cloakroom/WC, a fitted kitchen breakfast room ideal for modern family life, and a practical utility room.

Upstairs, the first floor offers four spacious double bedrooms, providing flexible and comfortable accommodation for growing families. The impressive principal bedroom boasts a walk-in wardrobe and a stylish en-suite shower room, while the second bedroom also enjoys the advantage of its own en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms.

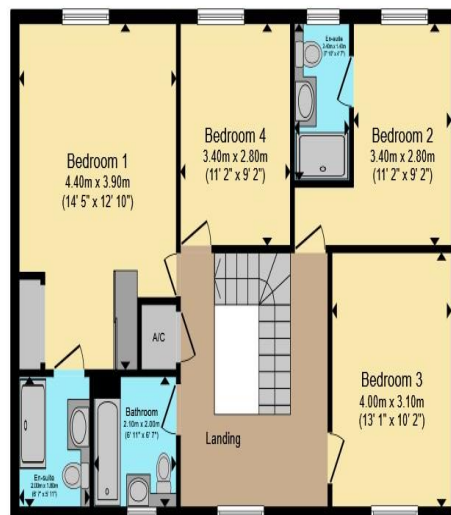
Externally, the property benefits from a double garage and a generous driveway to the front, providing ample off-road parking for multiple vehicles.

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.





Ground Floor



First Floor

Total floor area 207.2 m² (2,231 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

**Sharman
Quinney**

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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: THR103920 - 0001

