



Orchard Way, Thrapston
£525,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Detached FOUR BEDROOM Executive Home
- FEATURING RECENT EXTENTIONS
- Refitted Open - Plan Kitchen Breakfast/ Dining Room. Fitted Appliances
- Spacious Extension Family Room - Dual aspect bi- folding doors. and picture window
- Extension Utility with updated concealed Gas boiler, Sink, Dog shower

This simply stunning Extended 4 Bedroom Detached Home - in the market town location of Thrapston offers spacious accommodation internally, with impressive EXTENSION to the rear and side aspects offering incredible accommodation.

Briefly comprising main entrance hallway, modern guest cloak room /w.c., Study, Main Reception Lounge with bay window. The high specification Kitchen features several fitted appliances, eye level ovens, integrated hob and sleek extractor over and a dishwasher. Attractive and contrasting quartz work-surfaces extent to a large seating



island. Natural light floods in through the open connecting family room extension, to the rear - featuring a magnificent dual aspect bi- folding doors, and a full height picture window - and infrared ceiling panel heating to the ceiling.

The original linked utility space has now been fitted with further cabinetry with space for a free-standing USA style freezer and the space opens to a second extension, featuring a spacious utility room. With fitted cabinetry and contrasting surfaces, inset stainless sink and plumbing for washing machine and there's a tiled dog grooming area with shower, small loft accessible via a hatch door and connecting internal door to the double garage and double doors to the side aspect.

The first-floor accommodation has generous connecting galleried landing with loft access via ceiling hatch and airing cupboard with tank. Doors from the landing space to four bedrooms and a refitted family bathroom. The principal bedroom features updated 3 piece en-suite shower room.

Outside

Front

Driveway providing off road parking for two vehicles which in-turn leads to a Double garage, with power and light and two up and over doors. The front garden is attractive and open format.

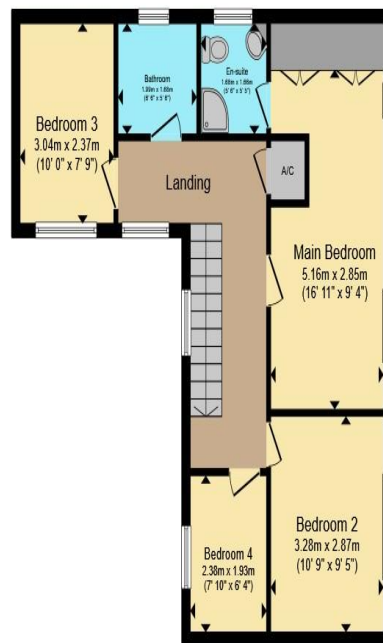
Rear

The garden has a southerly aspect, is mainly laid to lawn, with paved stone pathways to a paved entertaining patio. The garden is enclosed by





Ground Floor



First Floor

Total floor area 192.5 m² (2,072 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**

timber panelled fencing, with gated access to the side.

About Thrapston

The popular Market town of Thrapston offers many facilities to its residents including supermarket, shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks.

With wider retail facilities available 9.2 miles from the Town centre at "Rushden Lakes

"development just a short drive away and provides and a Waitrose store. Other

entertainment amenities also include a multi-screen cinema and several restaurants.

Thrapston, is conveniently located for the major road network links of the A6 and A45 leading to Bedford, the M1 and M6 and A14, and train stations in Kettering, Wellingborough, Huntingdon and Peterborough allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this modern and exceptional home.

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

 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: THR103856 - 0002

