



Junction Way, Thrapston
£325,000 OIEO Freehold

**Sharman
Quinney**

Key Features



- Thoughtfully Extended - Three-bedroom Detached family home
- Flexible living with potential for ground floor 4th bedroom
- 2 Years NHBC structural warranty remaining
- Modern throughout with Ensuite Downstairs WC
- E.V Charging - Driveway and additional parking to front aspect

Sharman Quinney are proud to offer to the market, this modern and thoughtfully extended three-bedroom detached home, with 2 years remaining on the NHBC structural warranty perfectly positioned on the popular development The Sidings - enjoying countryside walks on the doorstep while only 0.8m from Thrapston town centre and its many local amenities.

The ground floor, offers a spacious and light dual aspect lounge, spanning the full width of the property, with Bay Window and dual aspect. The Kitchen/Dining space is flooded with light via French doors and window to the garden. Equipped with integrated appliances, including fridge/freezer, washing machine and dishwasher and oven and hob with low level lighting. This open-plan space, provides a generous area, for food preparation and dining. A new door opening from the kitchen diner opens to a fully converted former garage. The impressive and thoughtfully converted room (formally a garage) is connected to the central heating with radiator and has full consent and



permission, adding considerable accommodation/ living space with flexible usage and potential for use to add another bedroom, or large home office. Currently an area of the room enjoys the benefit of some base cabinetry with space for dryer and utility area, with dual aspect and door to the rear garden, for dedicated access. We are advised by the current owner the conversion has been finished to a high standard with all the necessary permissions granted. The first floor provides a dual aspect Master Double Bedroom, complete with built-in wardrobes & en-spacious en-suite with double width shower enclosure. Bedrooms Two and Three, are both good-sized rooms. A well-appointed three-piece bathroom with wall tiles to splash area.

Outside

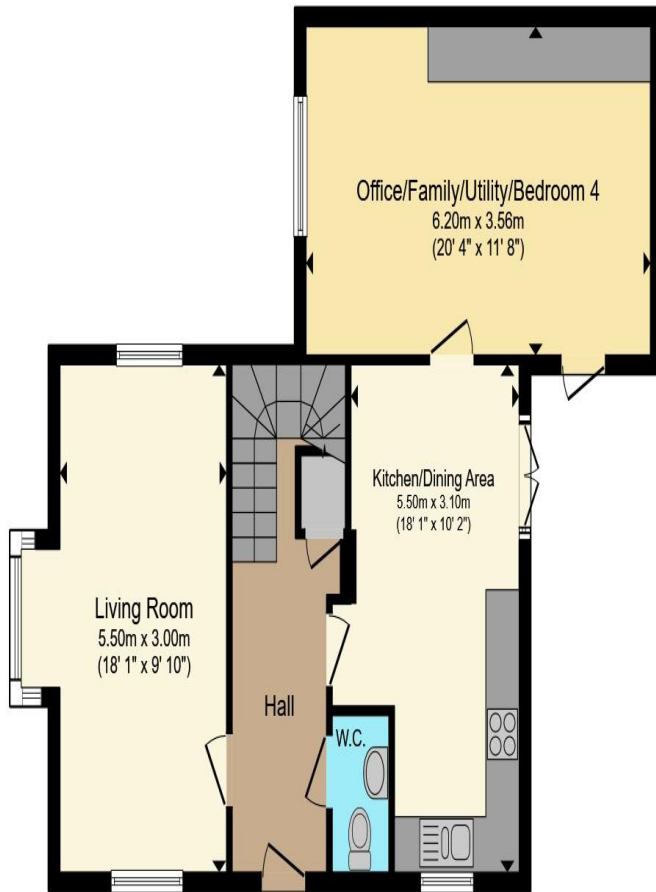
The garden is bounded by walls to the rear and side aspects, being secure and private, and laid to lawn, while featuring a patio area perfect for outdoor dining with brick-built BBQ and granite food prep surface, as a nice addition the patio providing ample space for recreation and relaxation. Additionally, the wrap around garden extends to the side aspect, for further out of sight storage which has been gravelled for this purpose. The driveway features tarmac driveway and EV charging point and landscaped to gravel with decorative paving inlay, to allow for a further car/guest parking space. There's a gate to the garden and attractive black iron railings to add style to the small steps to the front door.

Agents Notes: Annual service charges apply.- Orbit Housing Association Ltd information approximated at £167.47 per annum based on 2025/26 information - to be confirmed.

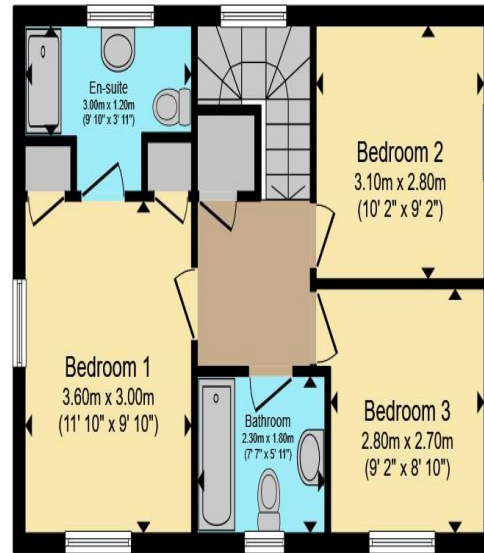
About Thrapston

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 9.3 miles from the Town centre at "Rushden Lakes





Ground Floor



First Floor

Total floor area 114.4 m² (1,231 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

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"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 A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour. Contact Sharman Quinney to arrange a viewing today to experience this modern and delightfully extended well-presented home.

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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