



Springfield Avenue, Thrapston
£330,000 Freehold

**Sharman
Quinney**

Key Features



- Well- Presented and Maintained property with - No Onward Chain
- Three-Bedroom Detached Home - With Garage
- Ensuite To Principal Bedroom - Fitted Wardrobes
- Study & Guest W.C. Two Reception Rooms + Conservatory
- Solar Panels

Located in the market town of Thrapston, in a sought after and mature position on the established Springfield development, close to the town centre, doctors' surgeries and Tennis Club, with quiet walks optional to Thrapston lakes and the sailing facilities.

This lovely home offers spacious accommodation of around 1140 sq.ft. and is arranged over two floors and benefits from double glazing and gas Central heating - with the addition of Solar panels generating a feeding tariff payment back to the owners quoted around £950 per year - depending on sunlight. The solar panels also feature an IBOOST Feature - that heats the water for added efficiency.



The property briefly comprises, Hallway with guest w.c., Study with fitted desk furniture, spacious lounge, Open plan - Kitchen, with modern shaker style cabinetry with stylish solid light oak work surfaces, fitted eye level ovens, 5 burner gas hob, space for fridge freezer, washing machine and includes a free-standing dishwasher. The gas fired boiler has been well maintained and is concealed in a matching cupboard. The connecting dining room via squared arch has ample space for a large table or seating and adjoining timber framed conservatory with radiator for all year around comfort.

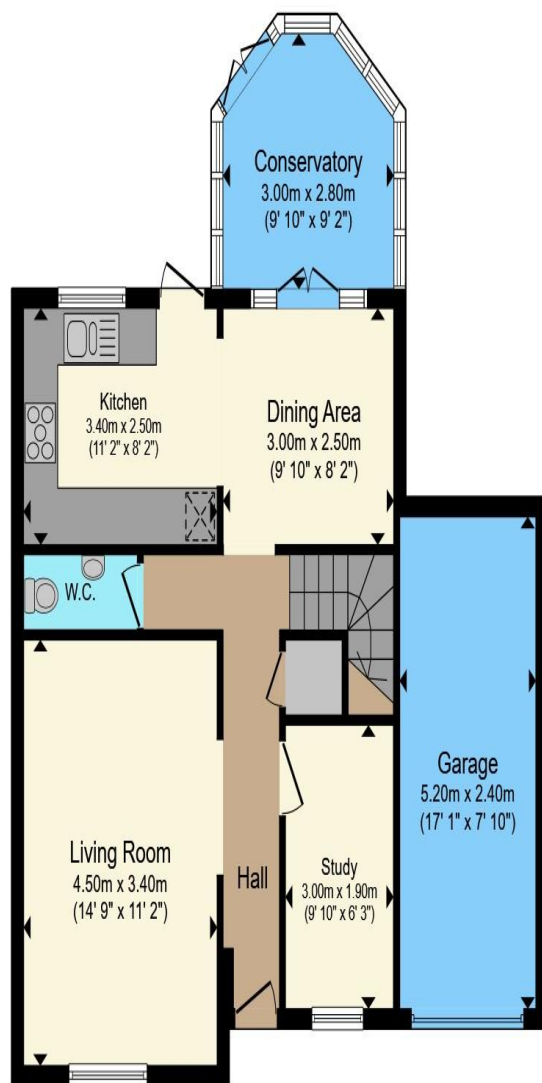
The landing has airing cupboard with hot tank - which benefits from heated water via the IBOOST feature adding to efficiency on bills. The main Bedroom benefits from fitted wardrobes, three-piece Ensuite bathroom, which is unusually spacious - with P- shape bath. Bedroom two is a good double bedroom and bedroom three is an oversized single room in proportions.

Outside

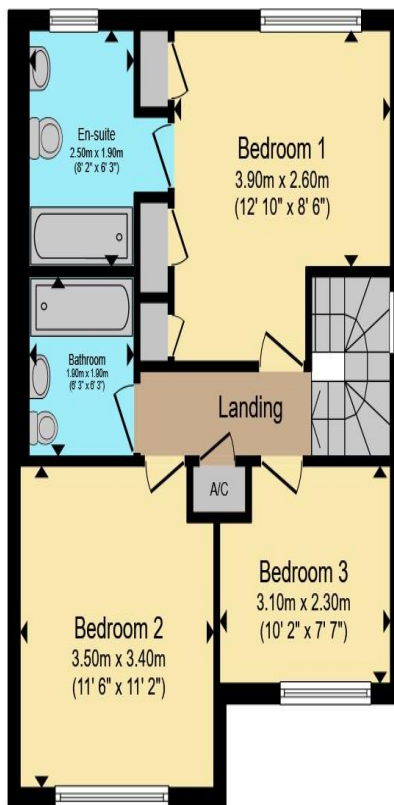
Front

A block paved driveway providing off road parking which in turn leads to a roller shutter remote garage door. The Garage has light and power and potential for storage in the pitched roof void. A





Ground Floor



First Floor

Total floor area 119.4 m² (1,286 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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further personal door providing access direct from the garden.

Rear

Immediately to the rear is a paved patio area ascending to the rest of the garden which has been beautifully maintained. Featuring a generous lawn and planting areas with gated access to the front driveway and continuation block paved footpaths extending from the patio. The garden is fully enclosed by timber panelled fencing with additional storage area to the side aspect of the garage, perfect for hiding the bin storage.

About Thrapston

Thrapston is located within the market town of Thrapston, whilst still providing easy access to the local amenities and, A45 road links. Rail links to London via Kettering Huntingdon and Wellingborough to Kings Cross /St Pancras in approximately 1 hour.

Agent Notes: Please note that the AML fee covers 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

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