

44 Kingfisher Road

Thrapston, NN14 4GP

Simpson & Partners


44 Kingfisher Road
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About the Property

Guide Price £675,000 – £695,000

AN EXCEPTIONAL FAMILY RESIDENCE OF ALMOST 2,700 SQ. FT.

Occupying an enviable position within the prestigious Nurseries development, on the outskirts of the desirable market town of Thrapston, this magnificent five-bedroom executive detached residence represents a rare opportunity to acquire a home of outstanding proportions, offered to the market for the first time since new and with no onward chain.

Expertly constructed by renowned developer David Wilson Homes to the highly coveted Lichfield design, one of only a select handful within the development, this impressive residence offers almost 2,700 sq. ft. of beautifully appointed accommodation, thoughtfully arranged across three expansive floors.

Beyond its imposing façade, a welcoming entrance hall sets the tone for the exceptional accommodation within. The ground floor boasts an elegant living room, formal dining room and dedicated study, whilst the spectacular kitchen, dining and family room forms the true heart of the home, providing an outstanding setting for both everyday living and sophisticated entertaining. A separate utility room and guest cloakroom complete this level.

The first floor continues to impress, featuring a luxurious principal bedroom suite with its own dressing room and en-suite shower room. Two further generously proportioned double bedrooms are complemented by a beautifully appointed family bathroom with separate shower. Ascending to the second floor reveals two additional double bedrooms and a further shower room, offering exceptional versatility for growing families and visiting guests.

Externally, the property enjoys a substantial, beautifully maintained rear garden, predominantly laid to lawn with an inviting patio terrace. A detached double garage is complemented by an impressive private driveway accommodating up to six vehicles.

Early viewing is essential to fully appreciate the scale and calibre of this outstanding residence. Energy Rating B.

Guide Price **£675,000**





















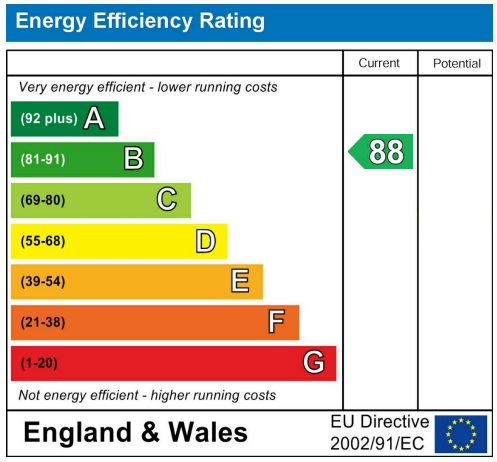




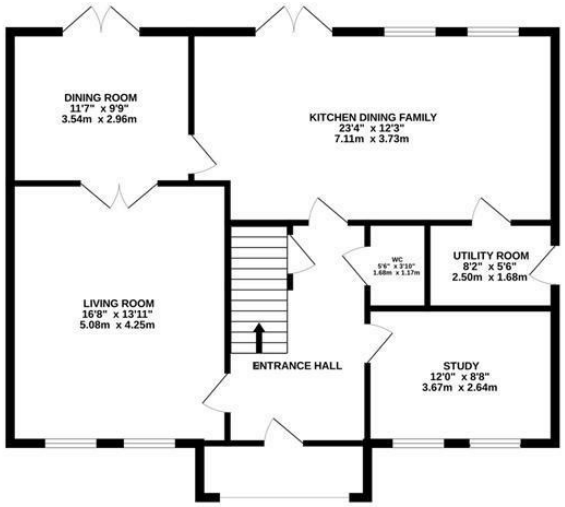




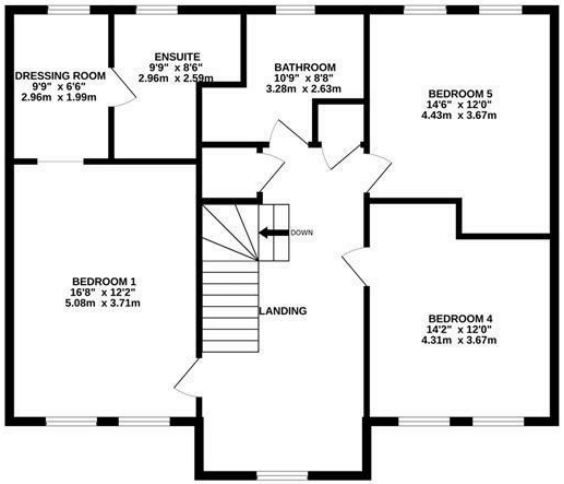



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
88
England & Wales
EU Directive 2002/91/EC

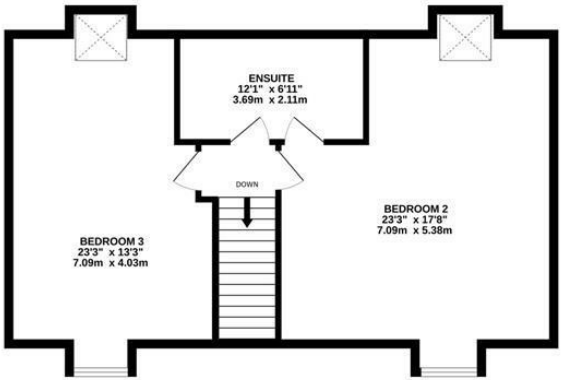
GROUND FLOOR



1ST FLOOR

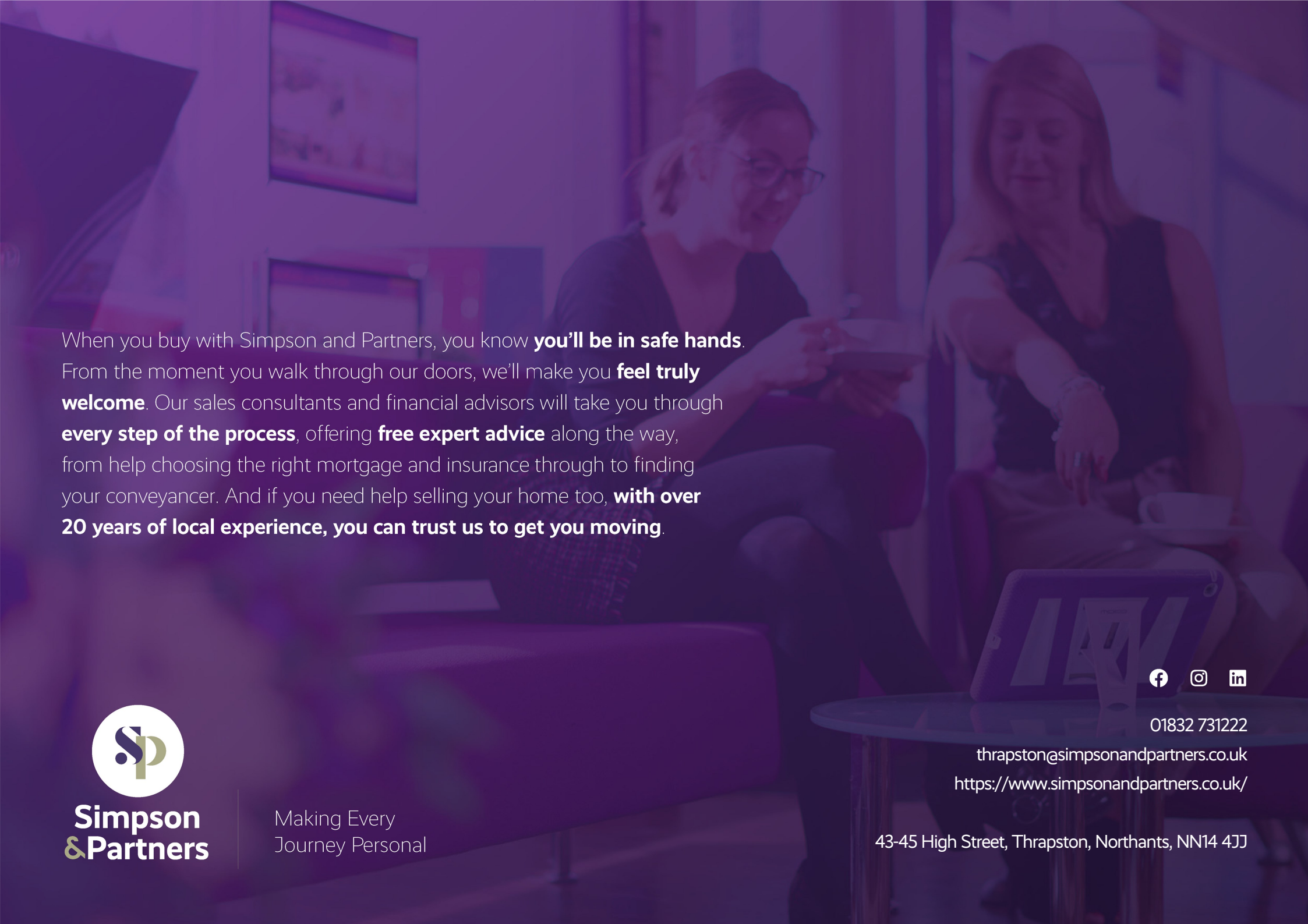


2ND FLOOR



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