



23 Poreham Road  
Thrapston, Northants NN14 4FP



**Simpson & Partners**





Location Location Location! This stunning three storey town house is presented in immaculate order throughout and situated on the sought after Waters Edge development with lovely Riverside walks on your door step and the local amenities in the town a short walk away. Further benefits include single garage, off road parking and study. Enter the property into the hallway with stairs rising to the first floor and doors to: study/snug set to the front of the property, down stairs wc and country style fitted kitchen/dining room set to the rear with patio doors leading out to the rear garden. The kitchen is fitted with a range of wall and base units with inset Butler sink and built in oven, hob and extractor, space and plumbing for washing machine and dishwasher and integrated fridge/freezer. To the first floor is the stunning lounge which has panelled walls and built in storage/media wall incorporating contemporary fireplace, master bedroom set to the rear with panelled walls and built in wardrobe, door to en-suite fitted with a contemporary suite. To the second floor are three further bedrooms with built in storage to bedrooms two and three, all served by a family bathroom. Externally to the front is an enclosed garden with wrought iron fencing and planting with pathway to the front entrance. To the left hand side of the row is a tarmac driveway leading to the off road parking and integral single garage below the coach house. The rear garden offers a private aspect with gated access to the rear, enclosed with timber fencing, patio and pathway and astro turf lawn area, raised decking area to the rear and shrub border. Viewing is highly recommended to appreciate this lovely home.

🛏 4

🚿 2

🚗 2

Price £350,000







The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.







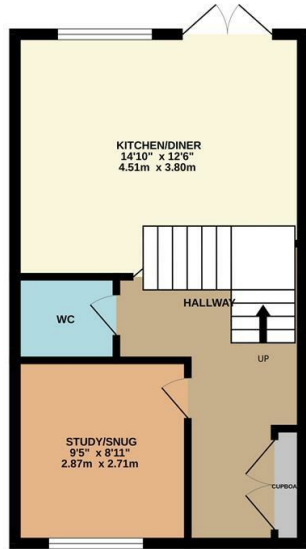
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour.



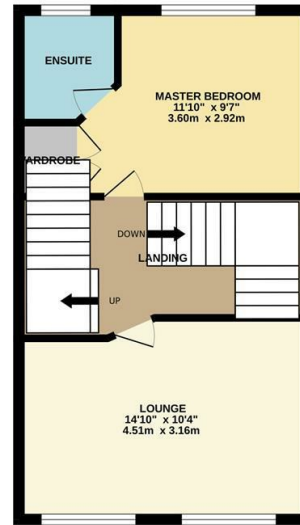




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	87
	EU Directive 2002/91/EC	





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