



14 Blackbridge Court
Thrapston, Northamptonshire NN14 4FG



Simpson & Partners



Location and interior to impress. This immaculate four bedroom home is situated on the sought after Waters Edge development in the market town of Thrapston, with fabulous river views and walks on your doorstep. Just a short walk into the town where you will find all local amenities. Boasting accommodation across three floors and single garage. Enter the property into the hallway with stairs rising to the first floor and doors to cloakroom, modern kitchen fitted with a range of wall and base units, integrated oven, hob and extractor fan, space and plumbing for washing machine and dishwasher, tiled flooring. The living room is a good size and looks over the garden, oak wood flooring. To the first floor are three bedrooms with built in storage to two bedrooms and served by family bathroom fitted with a modern three piece suite. To the second floor is the master bedroom with built in wardrobe and modern ensuite shower room. Externally to the front is a low maintenance garden enclosed with iron railings, gate and pathway to front door, having fabulous views over parkland with pathway leading to the river. The rear garden is enclosed with brick wall and timber fencing offering a high degree of privacy, access via double timber gates to gravelled driveway and single garage. The garden is laid to lawn with mature tree and shrub planting and good sized patio area. Viewing is highly recommended to appreciate the stunning location of this well presented home.

 4

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Price £340,000



The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

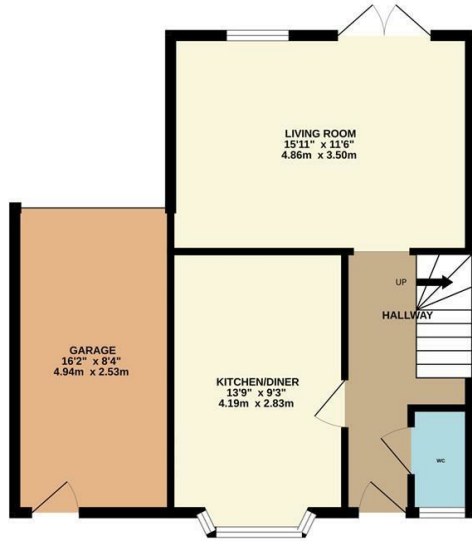




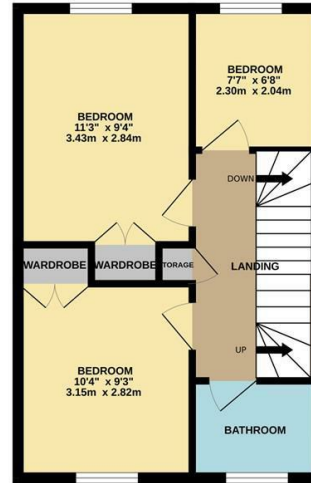
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



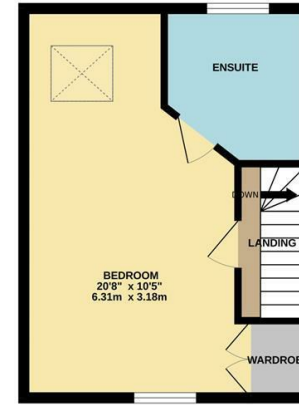
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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) 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		
England & Wales	EU Directive 2002/91/EC	



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