



25 Nine Arches Way
Thrapston, Northamptonshire NN14 4FD



Simpson & Partners



River walks on your doorstep. This beautiful five bedroom link detached home is situated on the sought after Waters Edge development in the market town of Thrapston with lovely riverside and country walks on your door step and a short walk in the town where you will find many amenities to include independent shops, restaurants, schooling and leisure centre. This immaculately presented detached home boasts stunning open plan kitchen/dining area with conservatory having a solid roof recently added making this a further useful reception room and two en-suite bathrooms to master and guest bedrooms. Externally the property boasts off road parking leading to a single garage and lovely enclosed rear garden. Further benefits include Upvc double glazing and gas central heating. Enter the property into spacious hallway with doors to rooms and stairs rising to the first floor, spacious living room with dual aspect and bay window to the front, downstairs wc, lovely fitted kitchen with oak worktops built in appliances, tiled flooring and opening through to dining area having bay window to the front and double doors leading out to conservatory. The conservatory is a lovely addition to the property with views over the rear garden. To the first floor are four good sized bedrooms with the master bedroom boasting built in storage and en-suite shower room, bedroom two also has the benefit of an en-suite shower room and built in storage, bedroom three has built in cupboard and two further bedrooms are all served by a family bathroom. Externally the fully enclosed garden has been beautifully landscaped to incorporate paved patio, cobbled paths and a lawn to the centre, two sheds and mature planting. To the side is a carport that provides driveway parking and a detached garage with power and light. Viewing is highly recommended to appreciate the location and the potential of this spacious family home.

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Price £415,000



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.

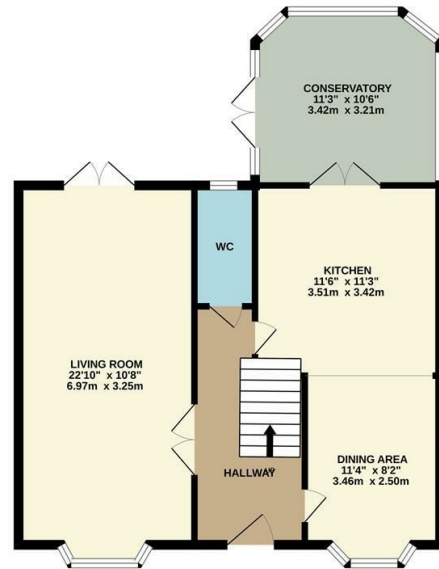




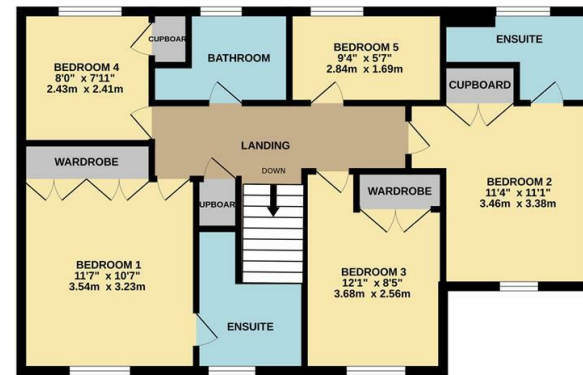
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour.



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (128.9 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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