



5 Ash Court

Thrapston, Northants NN14 4LP



Simpson & Partners



Interior to impress! This four bedroom detached home has been updated by the current vendors to provide a fantastic open plan kitchen/dining area set to the rear of the property with bifold doors leading out the rear garden making this a great entertaining space. Situated in the sought after market town of Thrapston within walking distance to all amenities in the town and countryside walks on your doorstep. Further benefits include ample off road parking and private enclosed rear garden. Enter the property into the light and airy hallway with stairs rising to the first floor and doors to: cloakroom/wc, living room having dual aspect with window to front and patio doors leading out to the rear garden. Open plan kitchen/diner with bifold doors to the garden, fitted with ample storage and built in appliances to include eye level oven, integrated fridge/freezer and dishwasher, island unit with hob and breakfast bar area. To the first floor are four bedrooms with the master affording built in wardrobes and door to refitted en-suite shower room, family bathroom fitted with a three piece suite. Externally to the front is low maintenance garden and driveway to side leading to a single garage. The rear garden is enclosed with timber fencing, mainly laid to lawn with patio area to the rear of the living room and further raised seating area, mature tree and shrub border. Viewing is highly recommended to appreciate the interior of this updated home. Council Tax Band D.



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Price £390,000

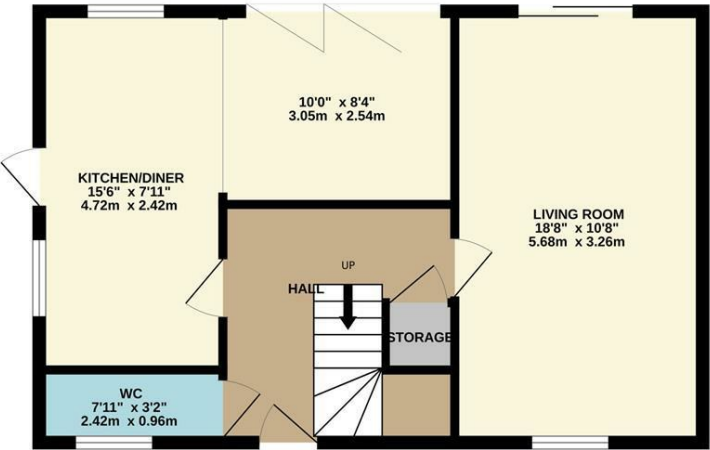


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include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

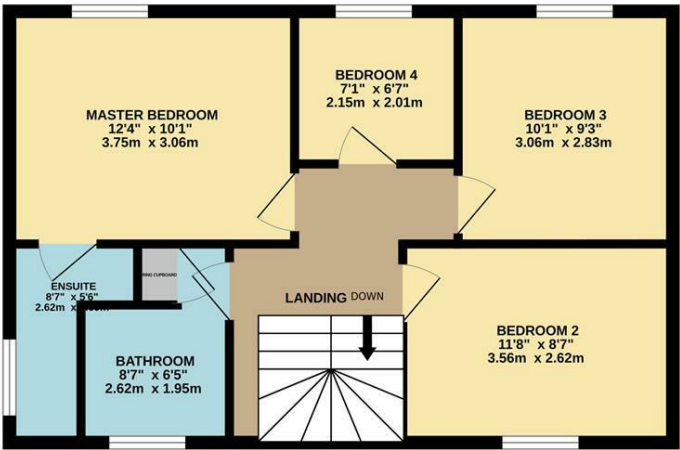
Thrapston is also conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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