



48 Nine Arches Way
Thrapston, Northamptonshire NN14 4FD



Simpson & Partners



Location and design to impress. This immaculate double fronted home sits on a generous plot on the sought after Waters Edge development with lovely river and countryside walks on your door step providing country and rural feel. Just a short walk into the town centre providing many amenities. Further benefits include double garage, landscaped garden, four double bedrooms, three receptions, three bathrooms and open plan kitchen/dining room. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: dining room set to the front with bay window, study giving the option of working from home, downstairs wc, living room offering a dual aspect with bay window to front and French doors to the rear. The hub of the house is the light and airy open plan kitchen/dining room fitted with ample storage and breakfast bar/island, inset range cooker, bi fold doors leading out to the rear garden making this an ideal entertaining space, door leads through to useful utility room having space and plumbing for white goods. The galleried landing gives access to four bedrooms all having built in wardrobes with the master bedroom and guest bedroom boasting en-suite facilities, family bathroom is fitted with a four piece suite comprising shower, bath, wc and wash hand basin. The property sits on a good sized plot with shrub front garden and pathway to front door. To the side is a gated driveway leading through to off road parking and the double garage. The rear garden offers a private aspect and has been landscaped to provide large patio area suitable for alfresco dining, lawn with borders planted with shrubs and trees. Viewing is highly recommended to appreciate the location of this stunning home. Council Tax Band F. EPC Rating C.



4



3



3

Price £579,000



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.



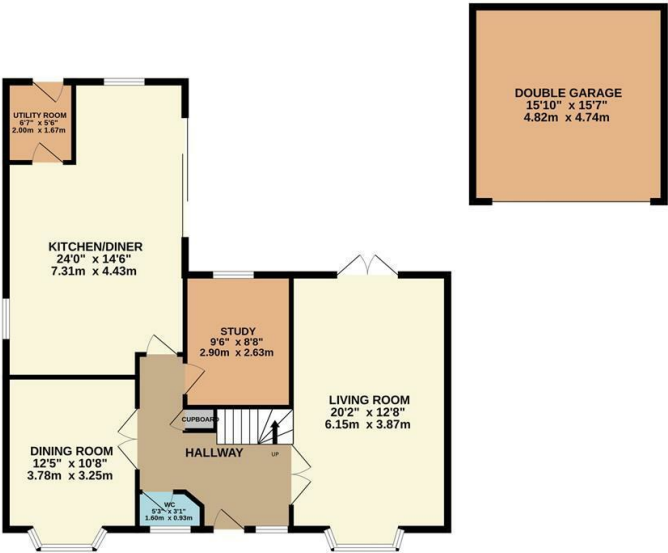
Simpson & Partners



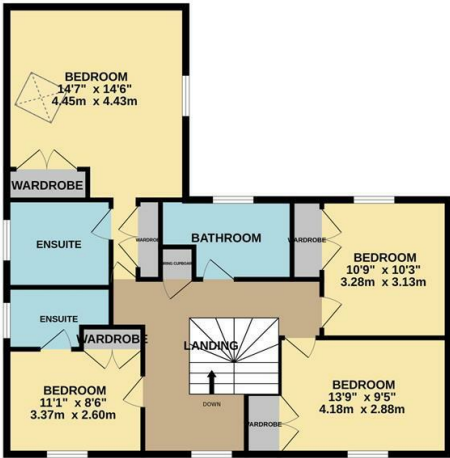
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



GROUND FLOOR
1231 sq.ft. (114.3 sq.m.) approx.

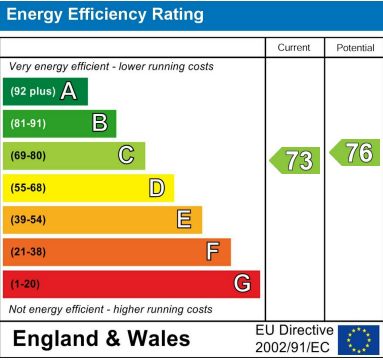


1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.3 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
Made with Metropix ©2025



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ