



8 Chainbridge Court
Thrapston, NN14 4FJ



Simpson & Partners



Finished to an exceptionally high standard with a wealth of high quality fixtures and fittings. Boasting fantastic refitted kitchen/dining/family room. This spacious five bedroom, three storey home is situated in a quiet cul-de-sac on the sought after Waters Edge development with lovely river/countryside walks on your door step and a short walk into the market town of Thrapston where you will find many local amenities. Further benefits include ample off road parking for several vehicles and double garage measuring 5.4 x 5.4m and landscaped gardens. The ground floor benefits from tiled flooring throughout with underfloor heating, spacious hallway with stairs rising to the first floor and doors to: downstairs wc, family room set to the front, dual aspect living room with patio doors leading out to the rear garden, fantastic open plan kitchen/breakfast room fitted with ample storage and built in appliances to include side by side ovens, two full height fridge/freezers and integrated dishwasher, Quooker hot tap, double doors leading out to the rear garden and door to useful utility room with door to garden and space and plumbing for white goods. To the first floor are three bedrooms with the master boasting dressing area fitted with Sharps furniture and leading through to en-suite shower room fitted with a double tiled shower cubicle, wash hand basin and low level wc, guest bedroom has built in storage and stunning four piece bathroom fitted with free standing bath, vanity wash basin and wc, fully tiled walls and flooring. To the second floor is a spacious landing area suitable for office space, two further bedrooms with built in storage and 'jack and jill' shower room. Externally to the front is a low maintenance frontage and driveway providing off road parking leading to a double detached garage having power and light connected. The rear garden offers a private aspect with patio, lawn decking area. Viewing is a must!

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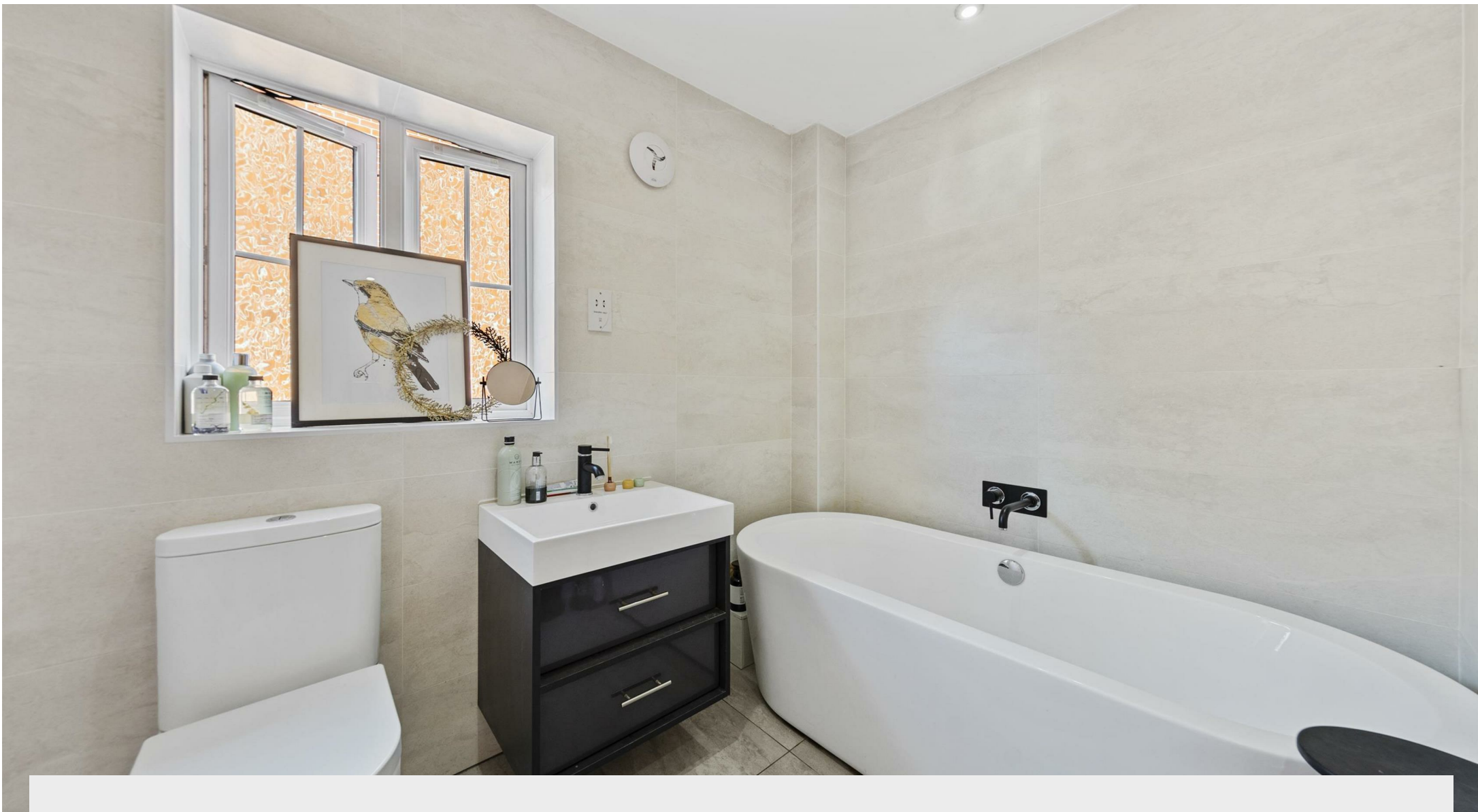
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Price £525,000

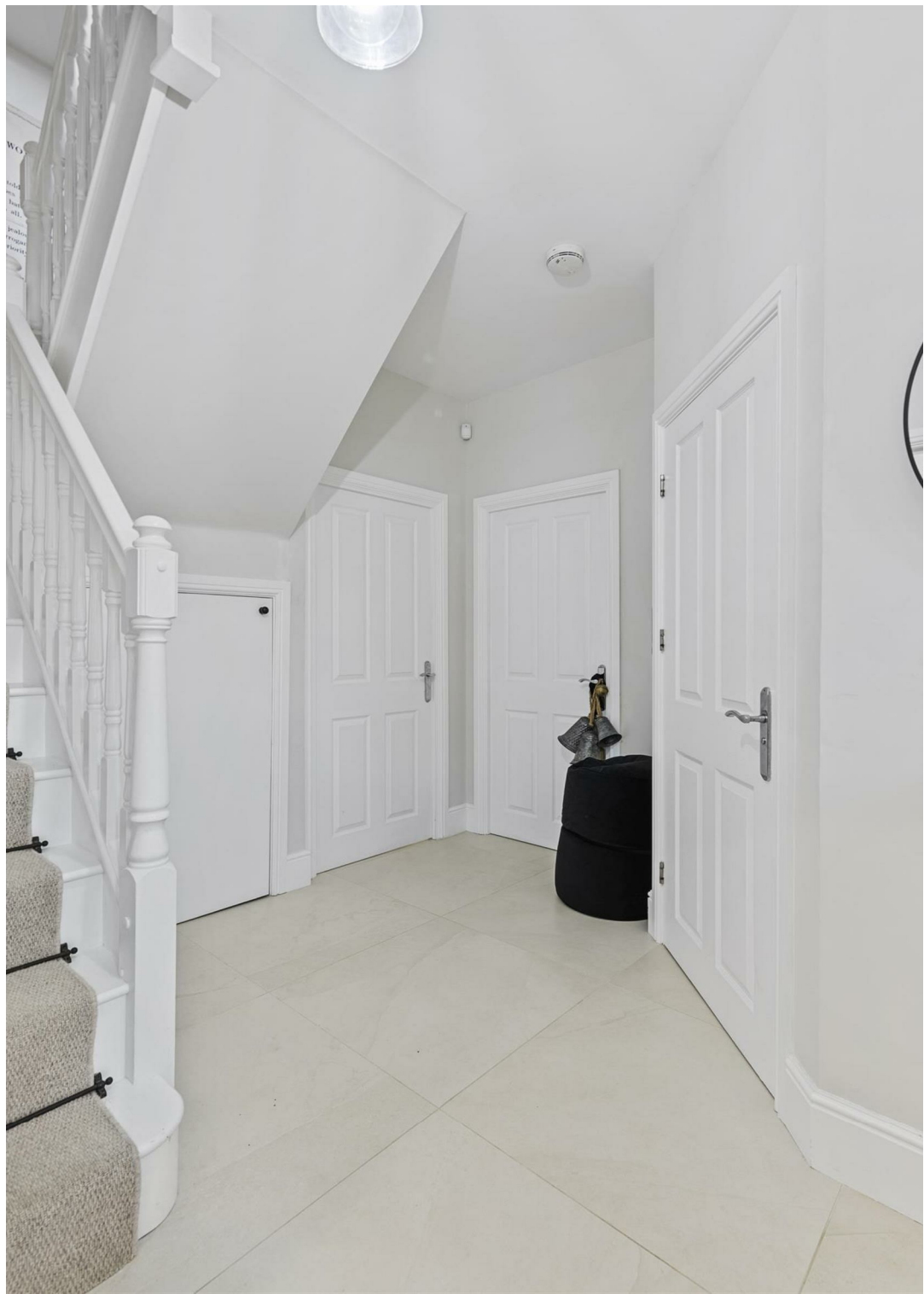


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

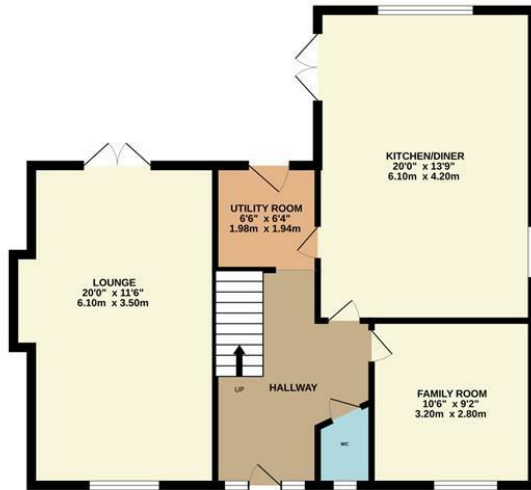




Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



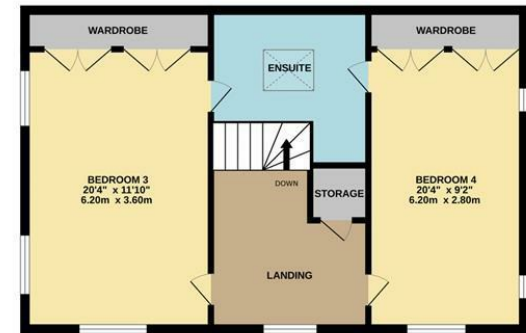
GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2115 sq.ft. (196.5 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	78	83
	EU Directive 2002/91/EC	



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