



Nine Arches Way, Thrapston
£390,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Family Home
- 5 Bedrooms - Master Ensuite
- Sought After Waters Edge Development
- Reception Lounge & Further Reception Dining /Study
- Private Garden with entertaining patio area

Located in the popular Market Town of Thrapston, within the exclusive and idyllic Waters Edge development, this FIVE Bedroom home, features Master Ensuite and Guest Ensuite, Two receptions and Kitchen Breakfast room. Externally, there's a landscaped private rear garden and Garage with linear Parking multiple vehicles.

The ground floor offers hallway with guest W.C. and doors from the light and spacious hallway with attractive quality engineered timber continuation flooring, extending through the dual aspect lounge with a Bay window and French Doors to the rear garden. This light and welcoming room is large enough for both formal dining and comfortable soft seating. The kitchen has a range of wall and base cabinets and ample work surfaces for food



preparation, space for fridge/freezer , range style electric cooker and a further pair of French Doors to the garden and outdoor entertaining patio.

The first floor provides a Master Double Bedroom space features built-in wardrobes & ensuite. The second bedroom is a generous double again with dedicated ensuite. Bedroom three is a double room and has built-in wardrobes good proportions as does Bedroom four while bedroom five is a single bedroom or first floor study and a family bathroom serves this floor.

Outside

The garden is a good size, featuring a patio area perfect for outdoor dining and mostly laid to patio and lawn, providing ample space for recreation and relaxation. Additionally, secure gated access to the driveway from the rear garden.

Measures

Entrance Hall

Guest Cloakroom/W.c,.

Lounge - 6.60m x 3.23m (21'8" x 10'7").

Dining Room / Study - 3.02m x 2.51m (9'11" x

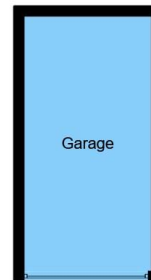




Ground Floor



First Floor



Garage

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8'3").

Kitchen/Breakfast Room - 3.51m x 3.43m (11'6" x 11'3")

Bedroom 1 - 3.51m x 3.10m (11'6" x 10'2").

Ensuite Shower Room -

Bedroom 2 - GUEST SUITE
3.35m x 2.79m (11' x 9'2").

Bedroom 3 -
2.79m x 2.46m (9'2" x 8'1").

Bedroom 4 -
3.68m x 2.51m (12'1" x 8'3").

Bedroom 5-
2.54m x 1.68m (8'4" x 5'6").

Family Bathroom

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