



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Blackbridge Court, Thrapston NN14

"Designed for Living"

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## "Designed for Living"

This fabulous detached family home built by "Charles Church" occupies a wonderful plot with landscaped gardens set within the extremely desirable Waters Edge Development. Lovey riverside and Lakeside walks are moments away, as well as the heart of Thrapston with cafe, Restaurants and independent retailers along with the Church, Park and ultra convenient access to the A14. The well appointed interior has a high quality feel with Oak interior doors, Gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, Living Room enjoying the warmth of a wood burner, formal dining room, Study/Snug and the sensational Bespoke Kitchen/Breakfast/Family Room with select integrated appliances, Quartz worksurfaces and central island, a great social space, there is also a utility room with complimenting units. Upstairs the light filled landing is perfect as a reading/music room and leads to the principal bathroom and four double bedrooms, the master and guest with en suites. Outside the foregarden has an established feel, double gates lead to a private driveway with parking for three/four cars, electric charger point and double garage, the landscaped rear garden is creatively planted enjoying a good degree of privacy. Exceptional inside and outside.

**Living Room** - 6.4m x 3.96m (21'0" x 13'0")

**Dining Room** - 3.78m x 3.23m (12'5" x 10'7")

**Study/Snug** - 2.92m x 2.69m (9'7" x 8'10")

**Kitchen/Breakfast/Family Room** - 6.5m x 2.64m (21'4" x 8'8")

**Utility Room** - 1.91m x 1.7m (6'3" x 5'7")

**WC** - 1.6m x 1.07m (5'3" x 3'6")

**Bedroom One** - 4.52m x 4.44m (14'10" x 14'7")

**Ensuite** - 2.54m x 2.13m (8'4" x 7'0")

**Bedroom Two** - 3.4m x 2.74m (11'2" x 9'0")

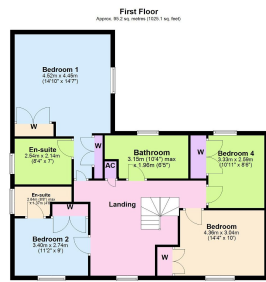
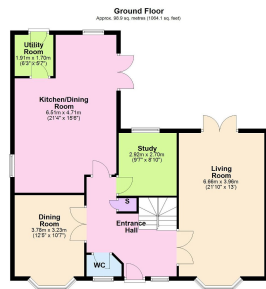
**Ensuite Two** - 2.64m x 1.37m (8'8" x 4'6")

**Bedroom Three** - 4.19m x 2.87m (13'9" x 9'5")

**Bedroom Four** - 3.33m x 2.59m (10'11" x 8'6")

**Bathroom** - 3.15m x 1.96m (10'4" x 6'5")





- Detached House
- Village Location
- Four Bedrooms
- Three Receptions
- Gas Central Heating
- Garage
- Parking For Three to Four Cars
- Landscaped Garden
- EPC RATING: C
- COUNCIL TAX: F



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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