



14 Blackbridge Court
Thrapston, Northamptonshire NN14 4FG



Simpson & Partners

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Occupying an enviable position within the highly sought-after Waters Edge development is this immaculate four bedroom family home, enjoying fabulous views across neighbouring parkland and with picturesque riverside walks quite literally on the doorstep. Ideally positioned within the popular market town of Thrapston, the property is also just a short walk from the town centre and its excellent range of amenities.

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About the Property

A LOCATION AND INTERIOR CERTAIN TO IMPRESS.

Beautifully presented throughout, the accommodation is arranged across three floors and begins with a welcoming entrance hall, cloakroom/WC and a stylish modern kitchen fitted with a comprehensive range of wall and base units, integrated oven, hob and extractor, together with space and plumbing for additional appliances. Completing the ground floor is a generous living room overlooking the rear garden and featuring attractive oak flooring.

To the first floor are three well-proportioned bedrooms, two benefiting from built-in storage, alongside a contemporary family bathroom fitted with a modern three-piece suite.

The entire second floor creates an impressive principal bedroom suite, complete with built-in wardrobes and its own modern en-suite shower room, providing a superb private retreat.

Outside, the property continues to impress. The attractive frontage is enclosed by traditional iron railings and enjoys wonderful open views across parkland, with a pathway providing easy access towards the river. To the rear is a beautifully established and highly private walled garden, mainly laid to lawn with mature trees and shrub planting, complemented by a generous patio area ideal for outdoor dining and entertaining.

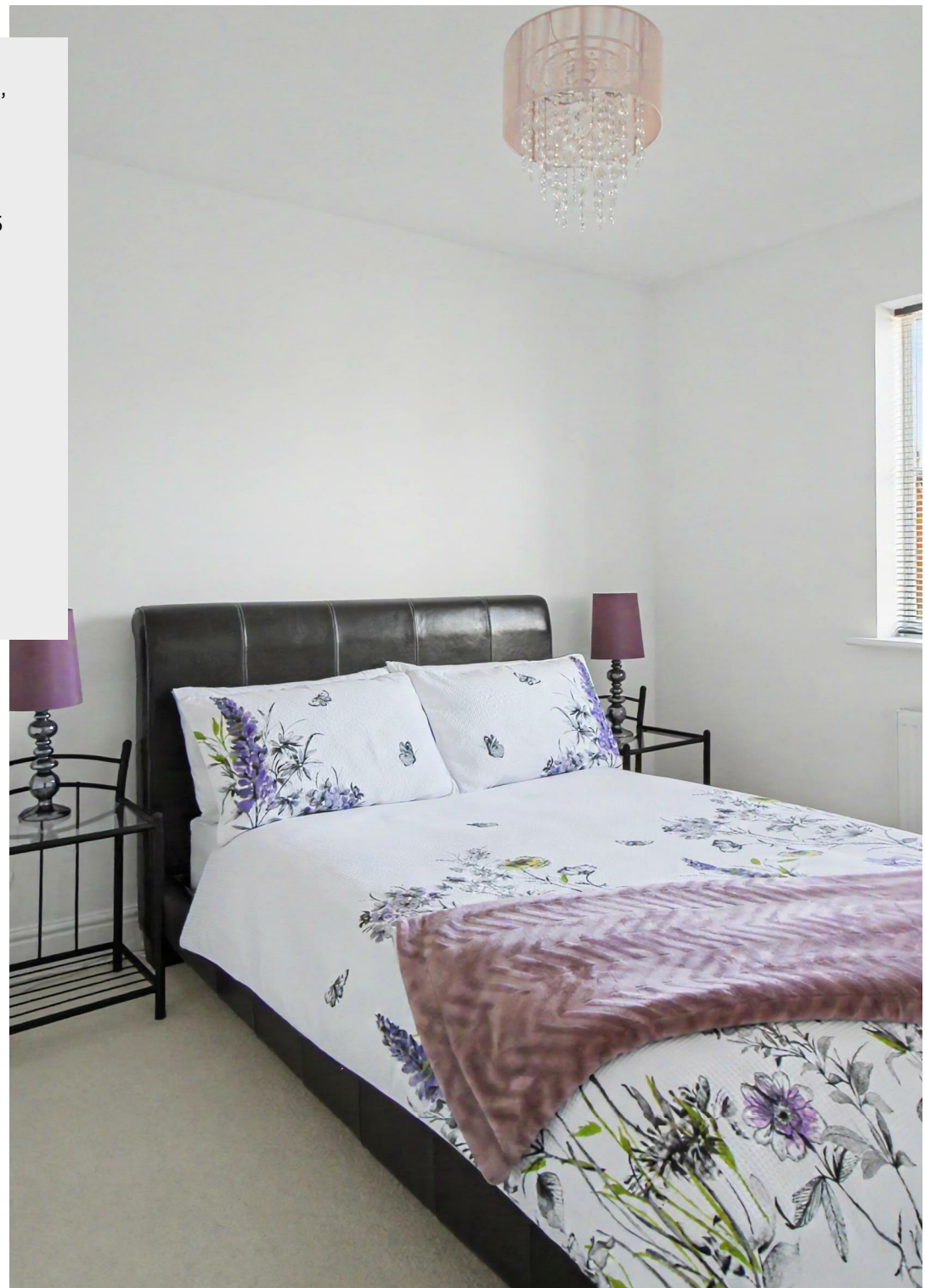
Double timber gates provide access to a gravel driveway and single garage, offering valuable off-road parking.

A superb home combining immaculate interiors, generous accommodation and an exceptional setting. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Offers In Excess Of £328,000



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.













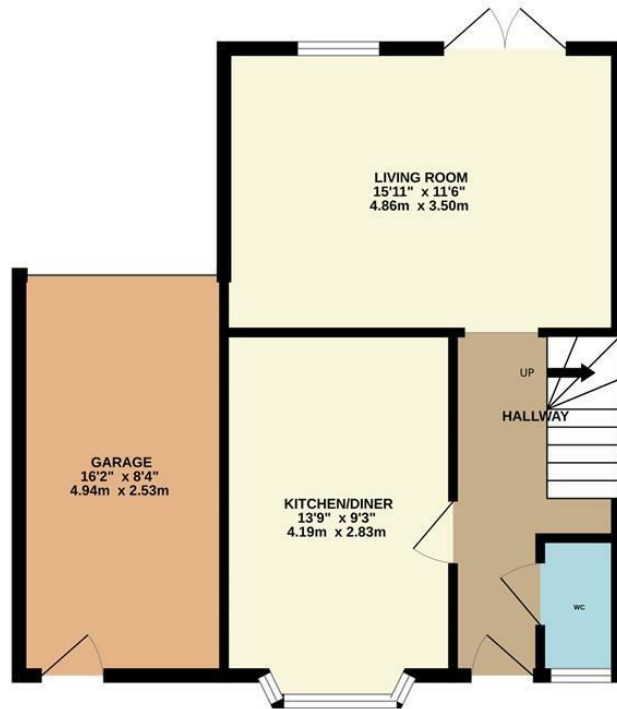
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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 	

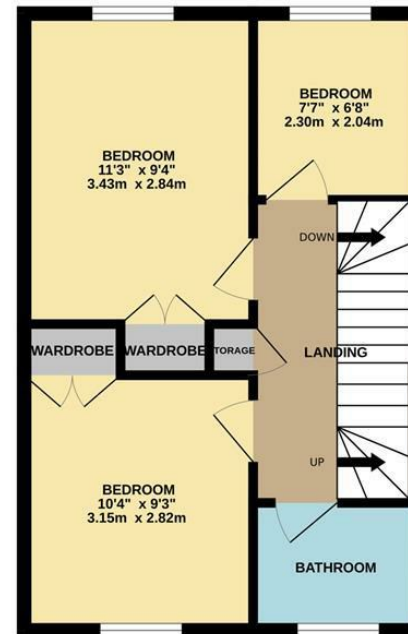


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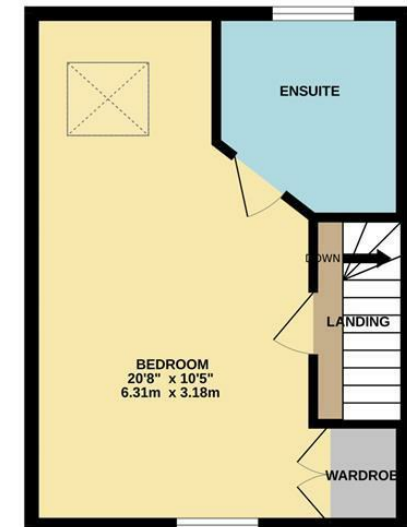
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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