

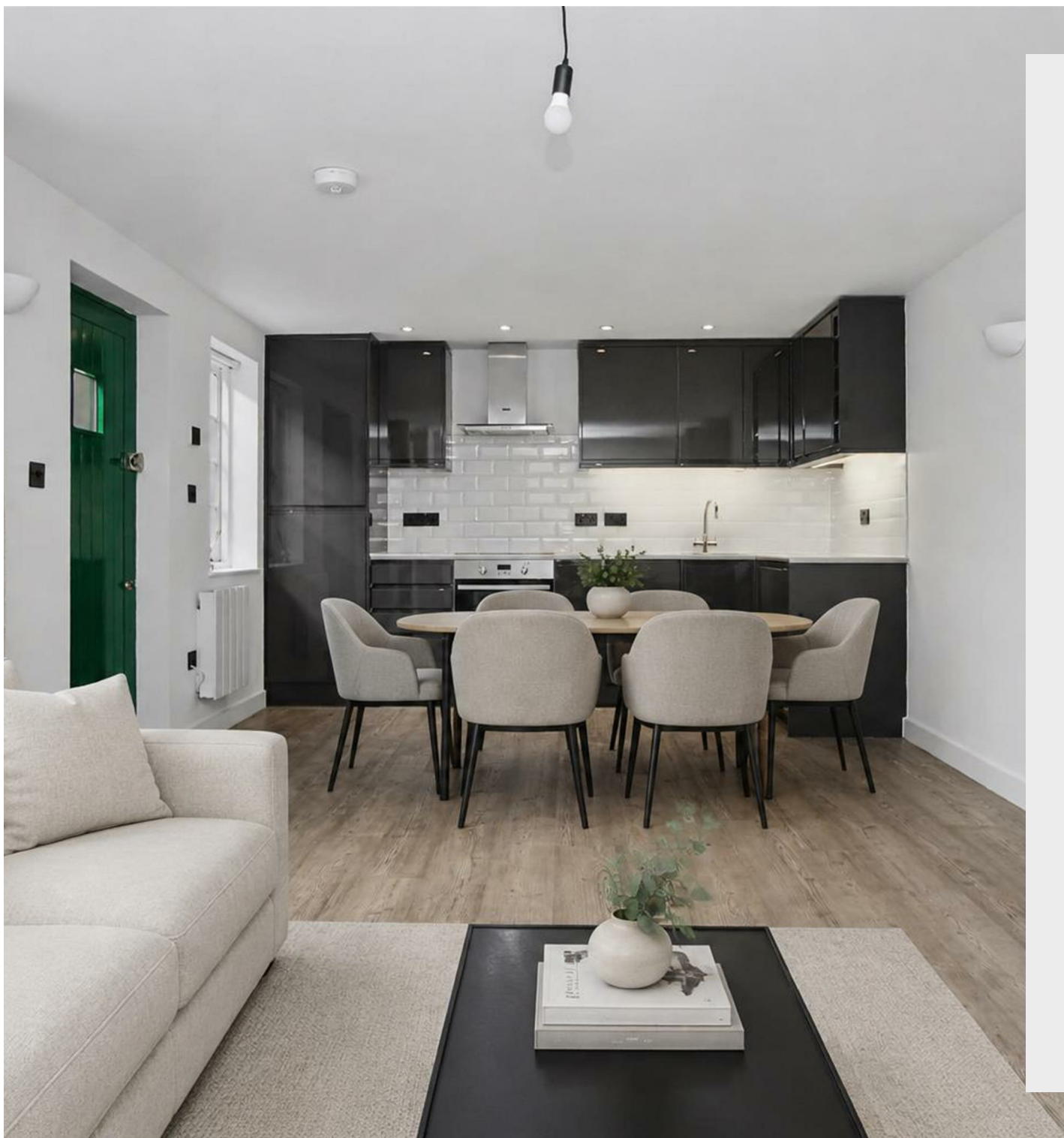


1 Jacques's Yard, Oundle Road  
Thrapston, NN14 4PA



**Simpson & Partners**





Introducing Jacques's Yard – an exclusive and beautifully converted collection of character properties, discreetly positioned in the very heart of the thriving market town of Thrapston.

Offering an impressive blend of character, versatility and contemporary living, this stunning three-bedroom home provides beautifully arranged accommodation across two floors, together with its own private landscaped courtyard garden.

The ground floor begins with a welcoming entrance hall and a wonderfully versatile reception room. Currently offering the flexibility to serve as an additional sitting room, home office or generous third bedroom, this adaptable space allows the property to suit a variety of lifestyles.

The real heart of the home is the superb open-plan kitchen, dining and living area – an impressive social space designed for both everyday living and entertaining. The modern fitted kitchen sits seamlessly alongside generous dining and relaxation areas, creating a stylish and sociable centrepiece to the property.

Upstairs are two well-proportioned bedrooms, with the principal bedroom enjoying the luxury of its own private en-suite shower room. Completing the first-floor accommodation is a contemporary family bathroom.

Outside, the property continues to impress with its own private landscaped courtyard garden, creating an attractive and secluded setting for alfresco dining, entertaining or simply relaxing. Residents also benefit from access to the beautifully maintained communal gardens, adding further outside space within this charming development.

With its superb open-plan living space, flexible three-bedroom layout and enviable position just moments from Thrapston town centre, this is a genuinely distinctive home within one of the town's most characterful developments.

🛏 3

🚿 2

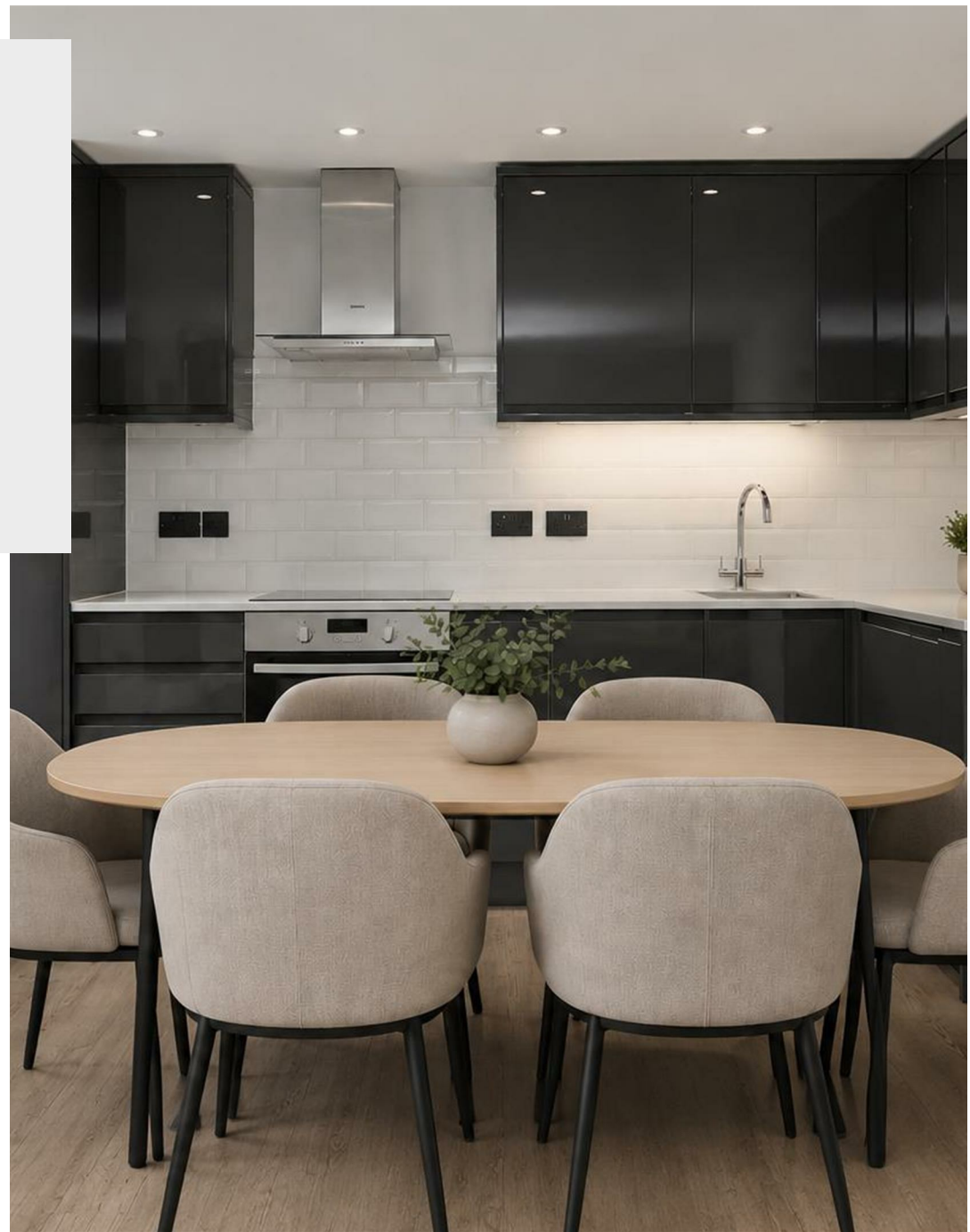
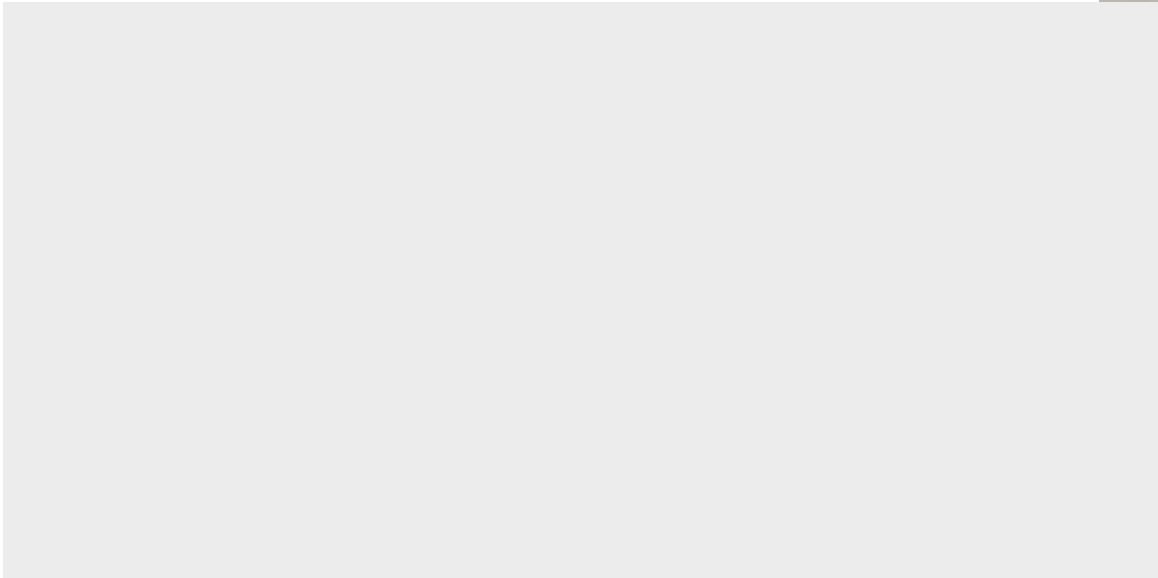
🛋 1

£285,000

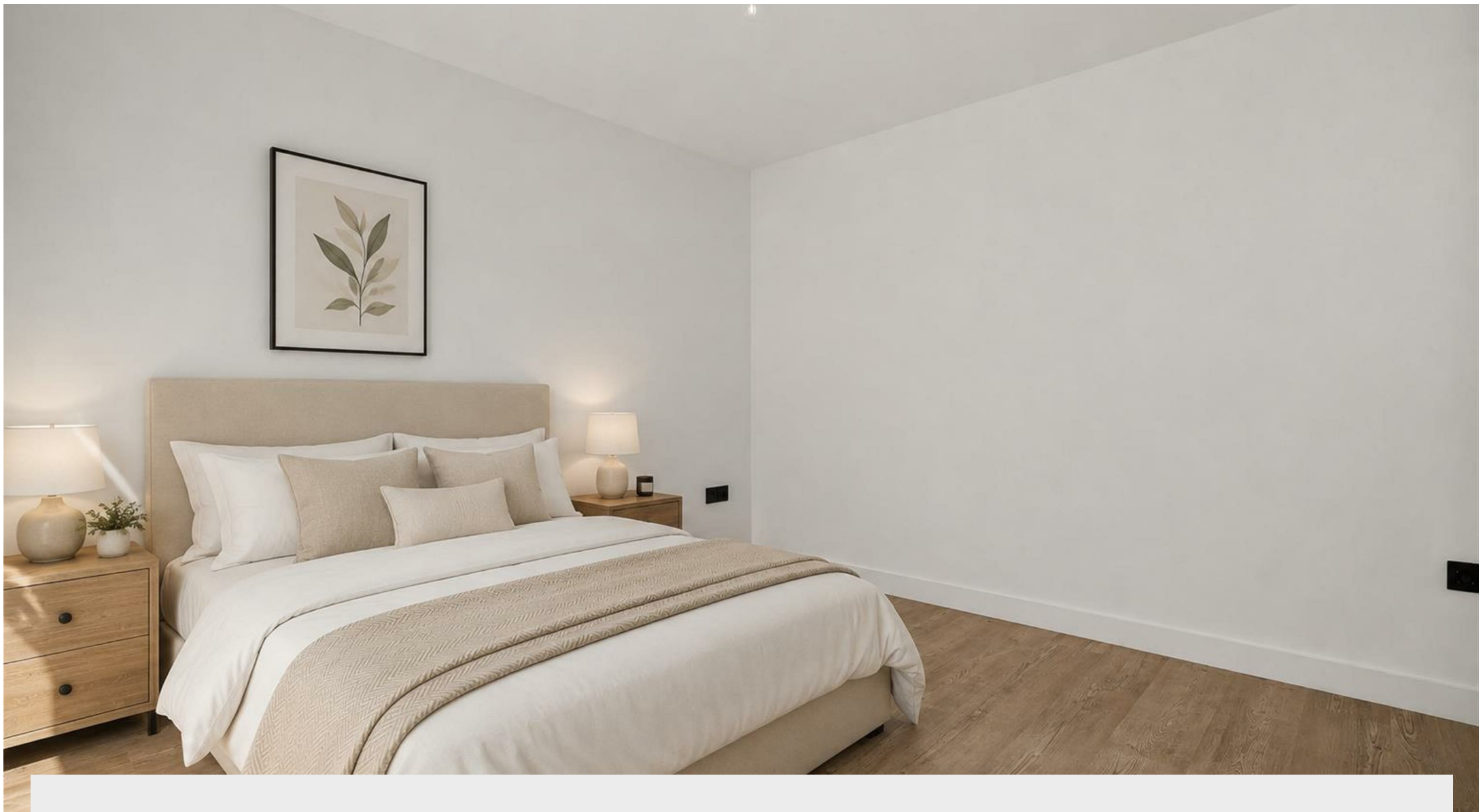




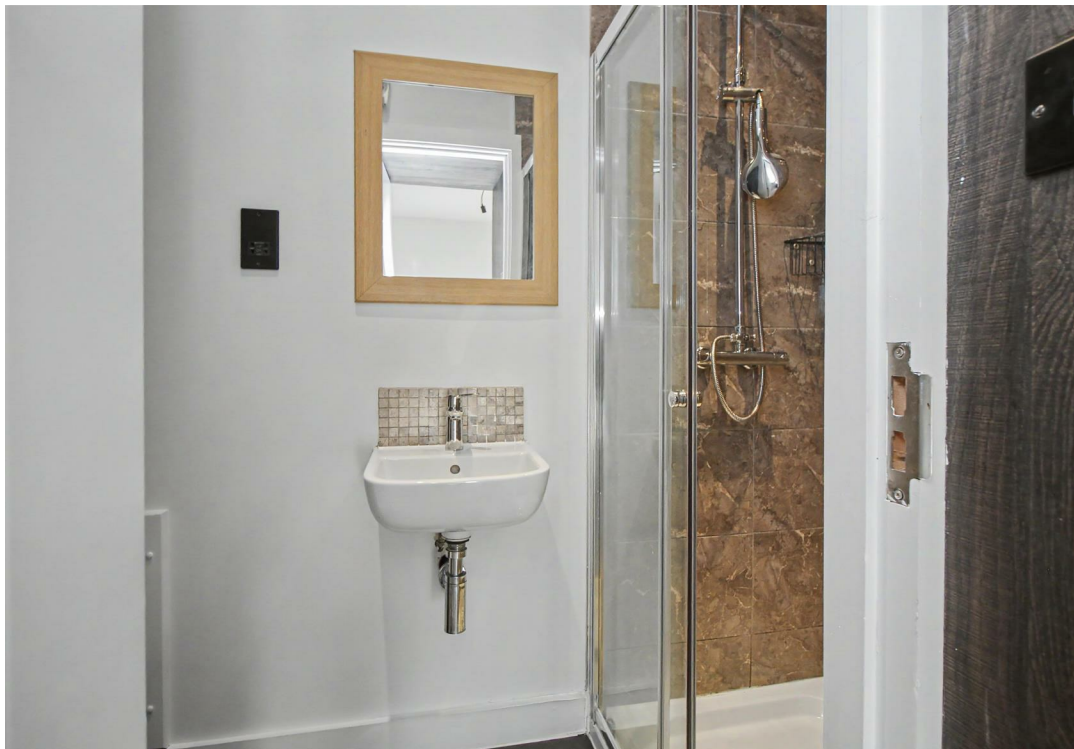
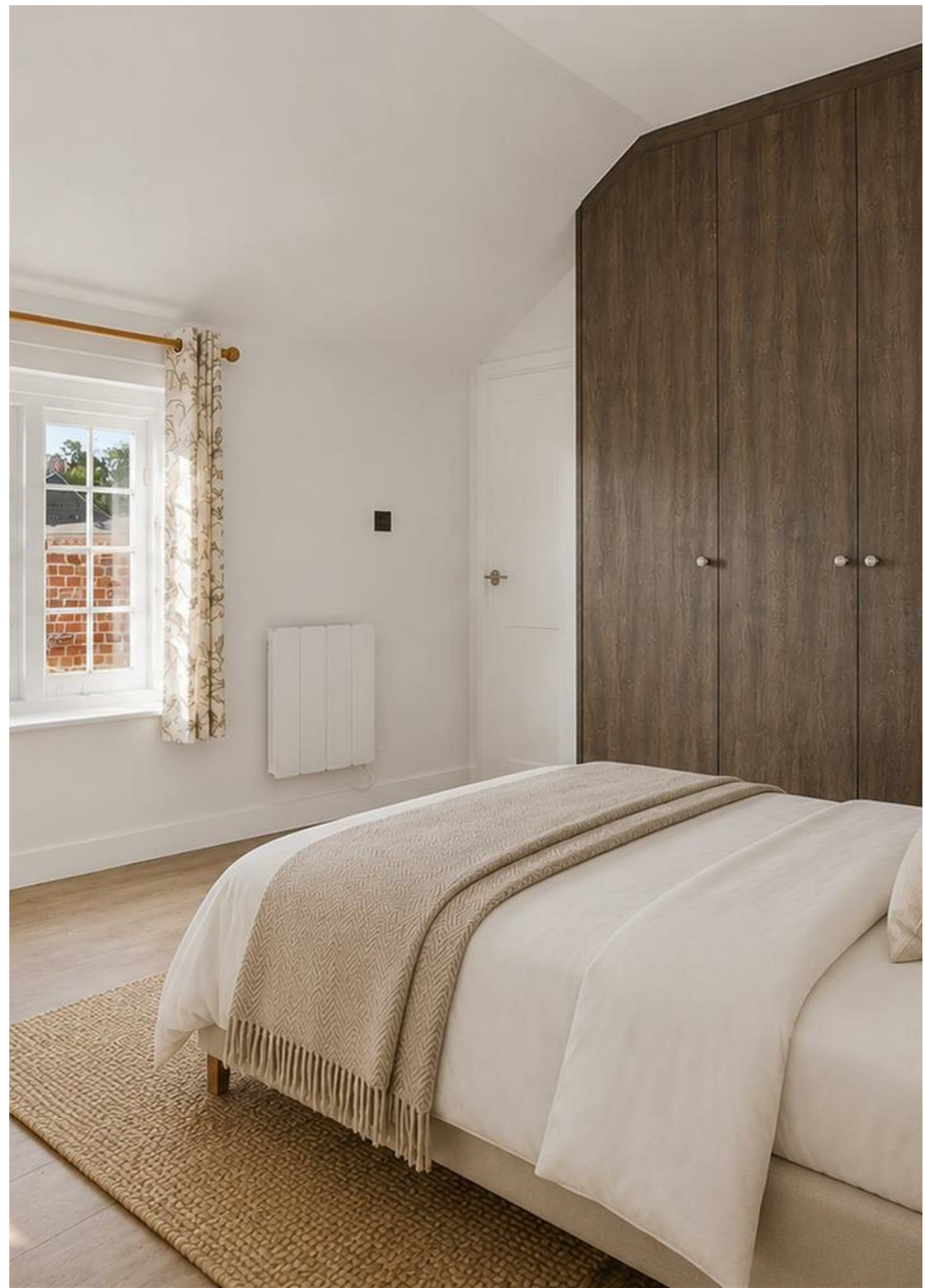




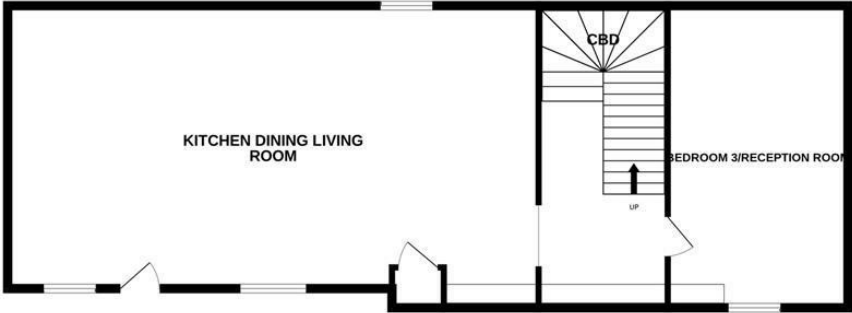
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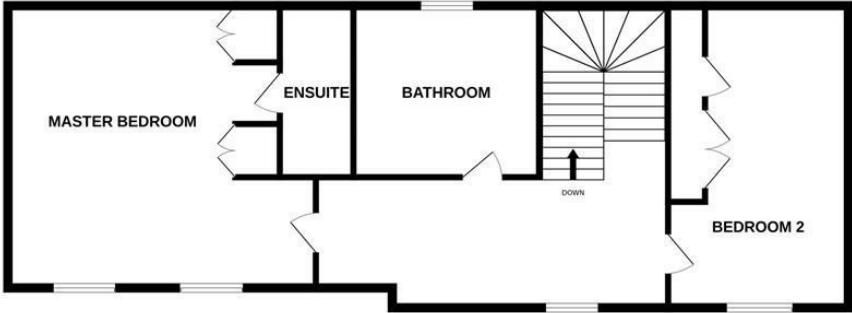




GROUND FLOOR



1ST FLOOR



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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

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