



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Blackbridge Court, Thrapston, NN14

"Waterside Living"

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## "Waterside Living"

This stone and red brick residence occupies a lovely setting with views over the green and river to the front, soothing waterside walks are on your doorstep along with wealth of amenities available in the heart of Thrapston, which is just a moments' walk away. Built by Charles Church, this exceptional home offers a sprawling, versatile interior to include an entrance hall, guest cloakroom, living room, study/formal dining room and a fabulous kitchen/breakfast/family room with select integrated appliances and central island, a great social space. Upstairs five bedrooms are arranged over two floors, the first floor with a principal bathroom and three bedrooms, the second floor with two further fabulous double rooms with Jack and Jill en suite, the second floor with two further fabulous double rooms with Jack and Jill en suite. Outside the fore garden is set behind railings and the rear garden is designed with easy care in mind, private set behind brick walling perfect for summer outdoor living, a private cobbled driveway provides parking for two/four cars and access to the double garage. An outstanding home and setting.

**Kitchen/Dining Room** - 4.65m x 4.04m (15'3" x 13'3")

**Living Room** - 5.89m x 3.43m (19'4" x 11'3")

**Snug** - 3.43m x 2.72m (11'3" x 8'11")

**Utility** - 1.32m x 1.8m (4'4" x 5'11")

**Bedroom 1** - 4.34m x 3.43m (14'3" x 11'3")

**Ensuite** - 1.45m x 3.43m (4'9" x 11'3")

**Bedroom 4** - 3m x 2.62m (9'10" x 8'7")

**Bedroom 5** - 2.06m x 2.62m (6'9" x 8'7")

**Bathroom** - 1.75m x 3.23m (5'9" x 10'7")

**Bedroom 2** - 4.98m x 3.45m (16'4" x 11'4")

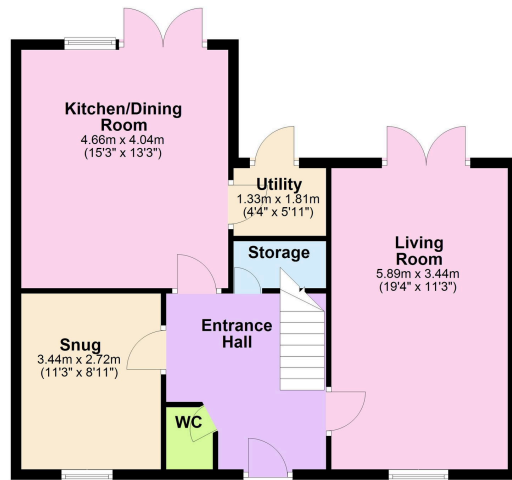
**Bedroom 3** - 4.88m x 2.62m (16'0" x 8'7")

**Ensuite** - 1.85m x 3.23m (6'1" x 10'7")



### Ground Floor

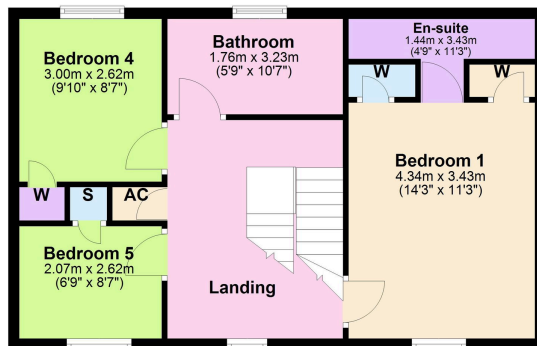
Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 176.8 sq. metres (1903.3 sq. feet)

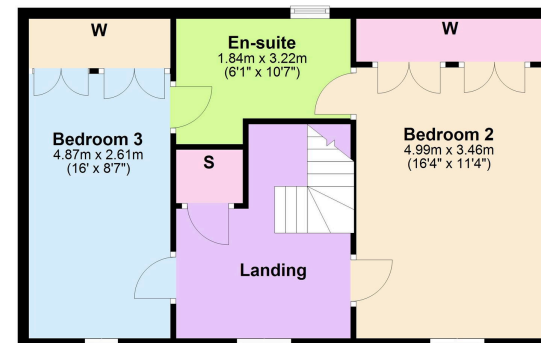
### First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



### Second Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



- Link-Detached
- High Specification
- Double Garage
- River Views
- EPC RATING: PENDING
- Sought After Location
- 5 Bedrooms
- Generous Proportions
- 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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