

4 Roundwood Way, St Crispin, Northampton, NN5 6GJ
£310,000 Freehold

Jackson Grundy are pleased to welcome to the market this large three bedroom semi-detached property on this popular side street on St. Crispins. Consisting of entrance hall, kitchen, lounge/dining room and downstairs WC. Upstairs there are three double bedrooms and a family bathroom. The main bedroom benefits from built in wardrobes and an en-suite shower room. Further benefits include gas central heating, double glazing, garage and further carport parking. EPC TBC. Council Tax: D.

Large Three Doubles | En-suite to Main Bedroom | Lounge/Dining Room | Garage and Ample Parking | Popular St Crispin Location | Three Bedroom Semi-Detached

modern marketing · traditional values

ENTRANCE

Composite front door. Fitted door mat. Wood effect flooring. Radiator. Doors adjacent. Stairs rising.

KITCHEN 3.18m x 2.57m (10'5 x 8'5)

uPVC double glazed window to front elevation. Wall and base units. Gas hob. Oven and grill. Tiled splash back. Space for appliances. One and a half stainless steel sink with mixer tap. Spotlights and extractor fan.

WC

uPVC double glazed window to front elevation. WC. Radiator. Wash hand basin with tiled splash back.

LOUNGE/DINING ROOM 4.39m x 4.98m (14'5 x 16'4)

uPVC window to side elevation. uPVC French door with inset double glazed window. Two radiators. Gas fireplace with surround.

LANDING

Loft access. Radiator. Doors adjacent. Airing cupboard housing combination boiler.

BEDROOM ONE 3.25m x 3.84m (10'8 x 12'7)

uPVC window to front elevation. Radiator. Built in wardrobe and storage cupboard. Door to en-suite.

EN-SUITE

uPVC double glazed window front elevation. Radiator. WC. Pedestal wash hand basin with mixer tap. Shower cubicle with sliding door. Tiled splash backs and tiled floor. Spotlights and extractor.

BEDROOM TWO 4.83m x 2.84m (15'10 x 9'4)

Dual aspect uPVC window to front and rear elevations. Two radiators. Built in wardrobe.

BEDROOM THREE 3.76m x 2.69m (12'4 x 8'10)

Dual aspect uPVC window side and rear elevations. Radiator.

BATHROOM 1.70m x 2.16m (5'7 x 7'1)

uPVC double glazed window to rear elevation. Radiator. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap and shower over. Tiled splash back. Shaver point. Tiled floor.

OUTSIDE

FRONT GARDEN

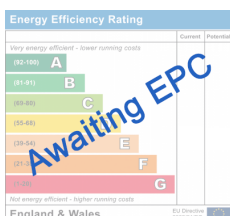
Lawn and hedging to front. Tarmac parking to garage and carport. Path to front door.

REAR GARDEN

Enclosed panel fencing. Side gate. Trees to rear with wood chip borders. Artificial lawn. Patio.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

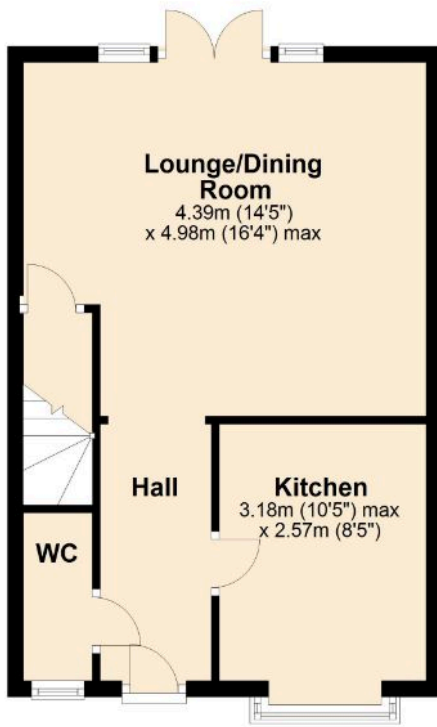


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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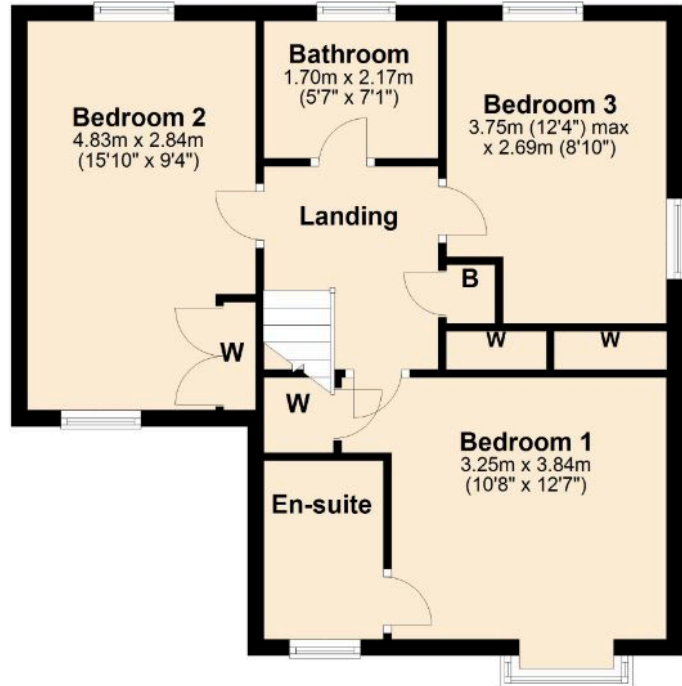
Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



Total area: approx. 91.1 sq. metres (980.4 sq. feet)



LOCAL AREA INFORMATION

St Crispin is situated approximately 2 miles to the west of Northampton town centre. The modern development is close to several business, retail outlets and services are located to include grocery store, restaurant, tea room, estate agent, beauty salon, hair dressers and two take away eateries. St Crispin is also in close proximity to churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools including St Lukes primary school, The Duston School, and Quinton House independent school which caters for children aged 2 to 18. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston. Sixfields is within close proximity providing ample dining options with numerous restaurants and bars, as well as a shopping complex.

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