

22 St Crispin Crescent

St Crispin, Northampton, NN5 6GD

£650,000 Freehold



A large and beautifully presented four bedroom detached property situated on the edge of the development and benefitting from a private driveway with space for several vehicles.

Built in stone, the accommodation comprises hall, cloakroom, 22'9 x 14'5 lounge, dining room, 23'0 x 13'9 max kitchen / breakfast room and a utility room on the ground floor.

To the first floor the landing has room for furniture, bedroom one is 22'9 x 14'4 max and has a dressing area and en-suite bath / shower room, bedroom two also has an en-suite shower room, there are two further double bedrooms and a family bathroom.

Outside, the driveway with parking / turning space for several vehicles leads to the double garage and the lawned rear garden has two paved seating areas.

The property has uPVC double glazing and is in very good order throughout.

EPC Rating D. Council Tax Band G.



ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard.

CLOAKROOM 2.54m x 1.14m (8'4 x 3'9)

Window to front elevation. Radiator. Suite comprising WC and wash hand basin. Tiled splash backs.

LOUNGE 6.93m x 3.78m (22'9 x 12'5)

Window to front elevation. Two radiators. Fireplace with coal effect fire. Double doors to rear elevation.

DINING ROOM 3.07m x 3.35m (10'1 x 11'0)

Window to front elevation. Radiator.

KITCHEN / BREAKFAST ROOM 7.01m x 4.19m max (23'0 x 13'9 max)

Window to rear elevation. Two radiators. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated dishwasher, fridge and freezer. Wine rack. Built in oven, grill, hob and extractor hood. One and a half bowl stainless steel sink and drainer unit. Tiled splash backs. Tiled floor. Double doors to rear garden.

UTILITY ROOM 2.54m x 1.88m (8'4 x 6'2)

Window to front elevation. Stainless steel sink unit with cupboard below. Space for washing machine and dishwasher. Tiled splash backs. Tiled floor. Door to garage.

FIRST FLOOR LANDING

Velux window to front elevation. Radiator. Space for furniture. Airing cupboard. Access to loft space.

BEDROOM ONE 6.93m x 3.76m max (22'9 x 12'4 max)

Double doors leading from the landing. Windows to front and rear elevations. Two radiators. Two built in wardrobes.

EN-SUITE BATHROOM 2.92m x 1.88m min (9'7 x 6'2 min)

Velux window to front elevation. Radiator. Suite comprising shower in a large cubicle, bath, WC and wash hand basin. Tiled splash backs. Tiled floor.

BEDROOM TWO 3.23m x 3.86m max (10'7 x 12'8 max)

Window to rear elevation. Radiator. Two built in wardrobes.

EN-SUITE SHOWER ROOM 0.84m x 2.77m (2'9 x 9'1)

Radiator. Suite comprising shower in a tiled cubicle, WC and wash hand basin. Tiled splash backs.

BEDROOM THREE 3.86m x 3.53m max (12'8 x 11'7 max)

Window to front elevation. Radiator.

BEDROOM FOUR 3.86m max x 3.35m max (12'8 max x 11'0 max)

Window to rear elevation. Radiator.

BATHROOM 2.16m x 2.67m (7'1 x 8'9)

Two Velux windows to front elevation. Radiator. Suite comprising bath with shower and screen, WC and wash hand basin. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Driveway and turning for several vehicles.

DOUBLE GARAGE 6.40m x 6.71m (21'0 x 22'0)

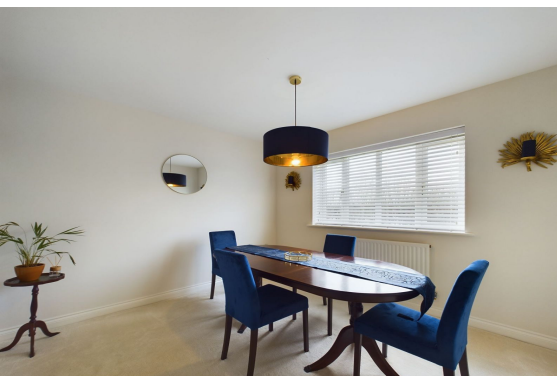
Twin up and over doors. Power and light connected. Door to utility room. Door to side elevation.

REAR GARDEN

Two paved seating areas. Lawn.

DRAFT DETAILS

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





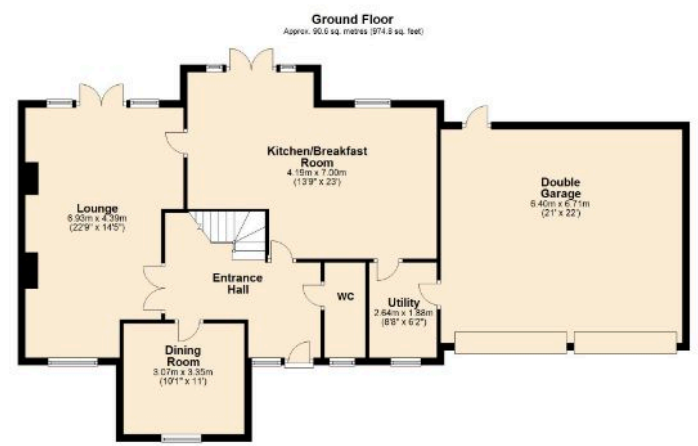
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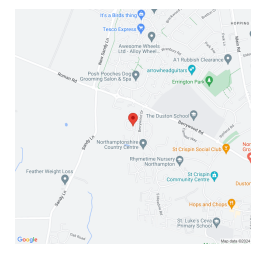
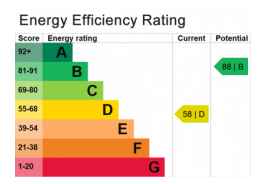


Local Area Information

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, aswell as a shopping complex.



Total area: approx. 188.8 sq. metres (2032.4 sq. feet)



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.