



58 Friars Crescent, Delapre, Northampton, NN4 8QA
£379,995 Freehold

HIGHLY RECOMMENDED. A much improved and extended, 1940's bay fronted, semi detached house nicely positioned in a crescent in the popular Delapre district well served with amenities. The accommodation comprises entrance hall, lounge with bay window, dining room with doors to garden, refitted 18'0" kitchen, utility area linking to garage/store and a downstairs shower room. To the first floor are five bedrooms and a refitted family shower room. Outside, the property is set back from the roadside with a low maintenance front garden offering parking for three cars and a delightful enclosed rear garden with combination summerhouse and shed with decked surround and a good degree of privacy. EPC Rating: D. Council Tax Band: B

Delightful Crescent Setting | Extended Accommodation | Double Glazing & Gas Central Heating
| Five Bedrooms & Two Bathrooms | Private Rear Garden | Three Car Parking & Garage/Store

modern marketing · traditional values

ENTRANCE HALL

Enter via double glazed door with side screen. Radiator and vertical radiator. Stairs rising to first floor landing with cupboard. Wood laminate flooring.

LOUNGE 3.81m x 3.63m (12'6" x 11'11") Plus Bay

Double glazed bay window to front elevation. Radiator. Chimneybreast with fireplace and alcoves.

DINING ROOM 3.61m x 3.33m (11'10" x 10'11")

Double glazed French doors to garden. Radiator. Chimneybreast and alcoves. Wood laminate flooring.

KITCHEN 5.61m x 2.62m (18'5" x 8'7")

Double glazed windows to side and rear elevations. Double glazed door to garden. Radiator. Fitted with a range of base and wall mounted units with glass display units. Worktop surfaces incorporating single drainer sink unit with mixer tap over. Built in gas hob with extractor over, oven and combination oven/grill/microwave. Built in dishwasher. Breakfast bar. Space for an upright fridge/freezer. Access to loft space.

UTILITY ROOM 3.56m x 1.40m (11'8" x 4'7")

Converted from the rear section of the garage. Worktop surfaces incorporating stainless steel sink unit with cupboard and drawers under. Wall units. Space for a washing machine, tumbler dryer and freezer. Extractor fan. Door to garage/store.

SHOWER ROOM 2.39m x 1.47m (7'10" x 4'10")

Contemporary suite comprising tiled shower cubicle, WC and wash hand basin set in a modular unit and vanity cupboard. Tiling to dado height. Extractor fan. Chrome ladder style radiator.

FIRST FLOOR LANDING

Doors to: -

BEDROOM ONE 3.66m Plus Bay x 3.45m Into Wardrobes (12'0" Plus Bay x 11'4" Into Wardrobes)

Double glazed bay window to front elevation. Radiator. Dado rail. Wardrobe built to either side and around the chimneybreast.

BEDROOM TWO 3.61m x 2.77m (11'10" x 9'1")

Maximum

Double glazed window to rear elevation. Radiator. Dado rail. Chimneybreast with cupboard to one alcove.

BEDROOM THREE 2.74m x 2.29m (9'0" x 7'6")

Double glazed window to front elevation. Radiator. Overstairs bulkhead cupboard.

BEDROOM FOUR 3.58m x 2.18m (11'9" x 7'2")

Double glazed window to rear elevation. Radiator.

BEDROOM FIVE 3.58m x 2.59m (11'9" x 8'6")

Maximum

Double glazed window to front elevation. Radiator.

SHOWER ROOM 2.49m x 2.08m (8'2" x 6'10")

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising large walk in shower cubicle, WC and wash hand basin set into modular furniture with doors and vanity storage. Shaver point. Extractor fan. Deep walk in shelved airing cupboard housing the gas fire boiler.

OUTSIDE

FRONT GARDEN

Tarmac driveway providing off road parking for three cars. Shrub borders.

GARAGE/STORE 3.56m x 3.40m (11'8" x 11'2") Approx

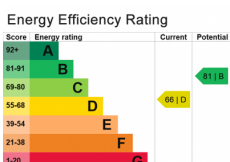
Electric up and over door. Door to utility area.

REAR GARDEN

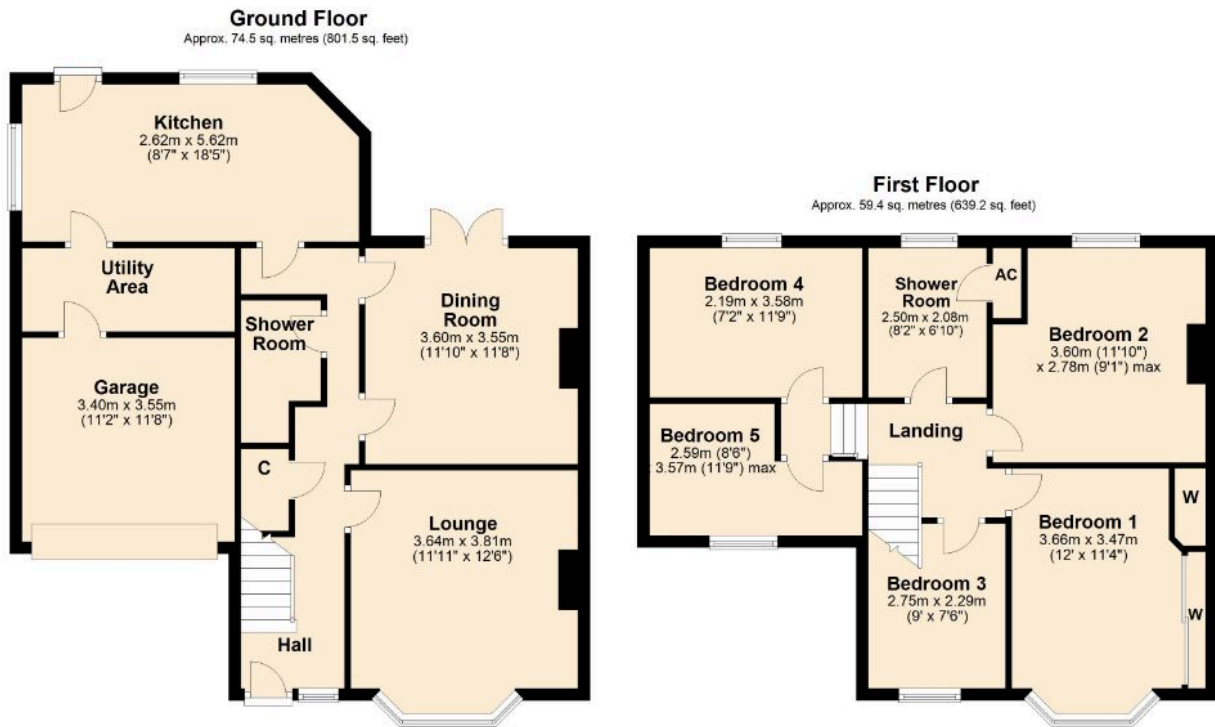
Paved patio, shaped lawns and borders. Winding footpath leading to a timber deck with summerhouse/shed combination. A lovely garden with a good degree of privacy. Outside water tap. Side gate and storage area.

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.



Total area: approx. 133.8 sq. metres (1440.7 sq. feet)



LOCAL AREA INFORMATION

Adjacent to Far Cotton and just a mile from Northampton town centre, the focal point of this district is Delapre Abbey, a former convent sitting in 508 acres of parkland and formal gardens. As well as a public golf course, the site today has a year round tea room and offers itself for functions and events including hosting the annual Northampton CAMRA Beer Festival. With a small supermarket and a medical centre within Delapre itself, residents tend to use the larger supermarket, shops and businesses in St Leonard's Road, Far Cotton. Additional high street shopping, entertainment and leisure facilities can be accessed in Northampton town centre along with a mainline train station serving London Euston and Birmingham New Street. For road access, the Queen Eleanor Roundabout at the top of London Road leads onto the A45 and in turn to M1 J15.

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