

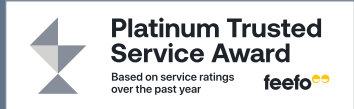


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# St. Crispin Crescent, St. Crispin, Northampton, Northamptonshire, NN5 6GD

£650,000 Detached

4 3 2



Department: Sales

Tenure: Freehold





## Property Summary

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.

## Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Large Kitchen / Breakfast Room
- ✓ Two En-Suites
- ✓ Good Sized Rooms Throughout
- ✓ Stone Built
- ✓ Driveway For Several Vehicles



# Property Overview

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.

## MATERIAL INFORMATION

Electricity Supply â Ask Agent

Gas Supply â Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply â Ask Agent

Sewage Supply â Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels â Ask Agent

EV Car Charge Point â Ask Agent

Primary Heating Type â Ask Agent

Parking â Ask Agent

Accessibility â Ask Agent

Right of Way â Ask Agent

Restrictions â Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

## DRAFT DETAILS

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

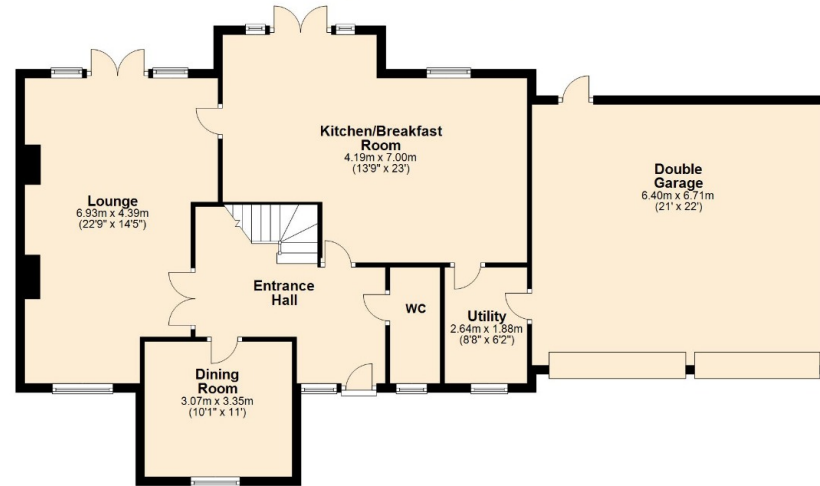
## AGENTS NOTES

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.

# Floorplan

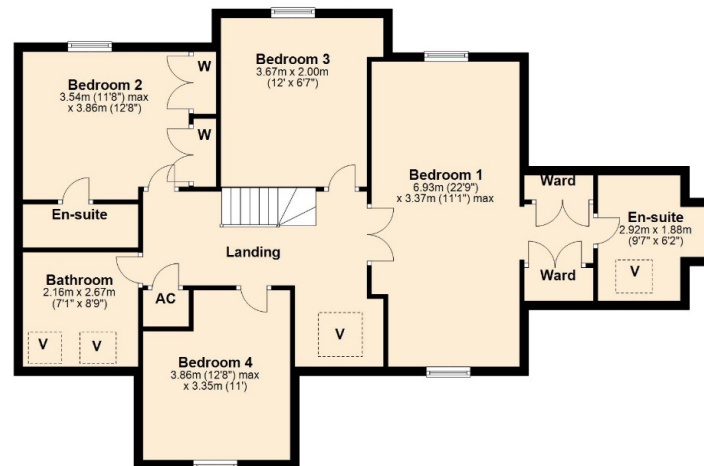
## Ground Floor

Approx. 90.6 sq. metres (974.6 sq. feet)



## First Floor

Approx. 98.3 sq. metres (1057.6 sq. feet)



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



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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