



**St. Crispin Crescent**  
St Crispin, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*







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**St. Crispin Crescent**  
**St Crispin, Northampton, NN5 6GD**

TOTAL AREA: APPROX. 188.9 SQ. METRES (2032.4 SQ. FEET)

**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.**

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**GROUND FLOOR**

- ENTRANCE HALL
- CLOAKROOM
- LOUNGE
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

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**OUTSIDE**

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

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**FIRST FLOOR**

- PRINCIPAL BEDROOM
- DRESSING AREA & EN-SUITE
- BEDROOM TWO & EN-SUITE
- TWO FURTHER BEDROOMS
- BATHROOM

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**£575,000 Freehold**





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## THE PROPERTY

Built in stone, the accommodation comprises entrance hall, 22'9 lounge with coal effect fire and double doors to the rear garden and a 23'0 dining room.

The kitchen / breakfast room has a range of fitted units with integrated appliances and doors out onto the rear garden. There is a utility room and cloakroom.

To the first floor both bedrooms one and two have built in wardrobes and en-suite shower rooms, there are two further bedrooms and a family bathroom.

Outside there is a driveway and turning for several vehicles and a double garage with access into the utility room. The rear garden is lawned with two paved seating areas.

EPC Rating D. Council Tax Band D.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Driveway, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

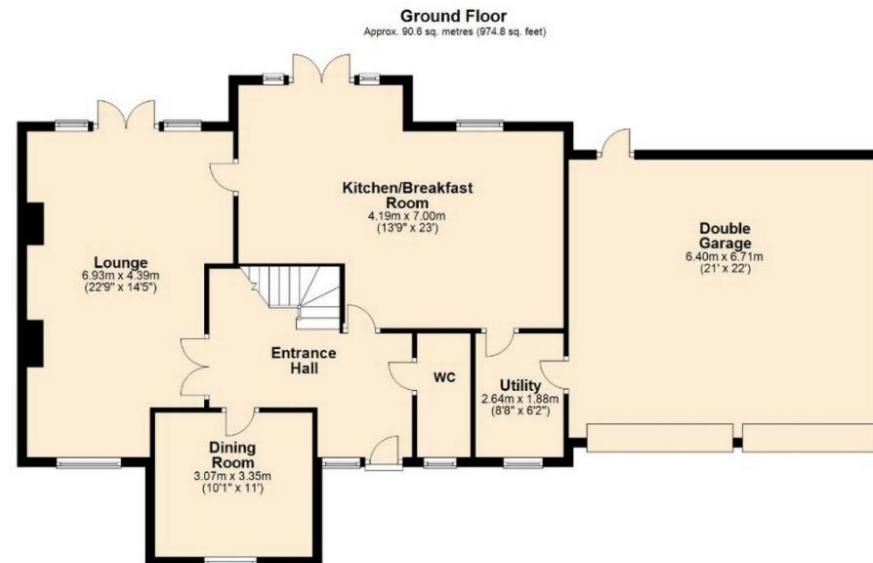
St Crispins is located on the edge of Duston, and is located within easy reach of local amenities, including shops, cafés, restaurants, and supermarkets. There is both primary and secondary school close by, making it ideal for families. Nearby parks and green spaces provide great opportunities for outdoor activities, while convenient transport links offer easy access to Northampton town centre, the M1 motorway, and train services to London and Birmingham.

## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## FLOORPLAN

TOTAL AREA: APPROX. 188.9 SQ. METRES (2032.4 SQ. FEET)



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





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