



Sessions Way
Northampton





Sessions Way

Northampton, NN5 4GT

TOTAL AREA: APPROX. 173.59 SQ. METRES (1868.5 SQ. FEET)

OFFERED FOR SALE WITH NO ONWARD CHAIN IS THIS WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME QUIETLY POSITIONED AND TUCKED AWAY AT THE END OF A CUL-DE-SAC IN THE POPULAR AREA OF ST CRISPIN. BUILT IN 2022 IS BOASTS BEING UNDER NHBC WARRANTY AS WELL AS ALL THE PRACTICALITIES A MODERN HOME CAN OFFER MAKING IT PERFECT FOR A FAMILY TO CALL HOME.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

£580,000 Freehold





THE PROPERTY

Offered for sale with no onward chain is this well presented five bedroom detached family home quietly positioned and tucked away at the end of a cul-de-sac in the popular area of St Crispin. Built in 2022 is boasts being under NHBC warranty as well as all the practicalities a modern home can offer making it perfect for a family to call home.

Walk through the newly upgraded front door and into the long hallway with tiled floor, storage cupboard and downstairs WC. Glazed French doors open onto the dining room with views to the front garden and wooded area beyond. At the end of the hall are glazed doors to the sitting room and kitchen. The large sitting room boasts an electric fireplace/media unit and French doors that open onto the garden and patio. The modern kitchen / dining room comes with fitted appliances, luxury vinyl floor, space for a dining table and French doors to the rear garden. A door off the kitchen takes you into the utility room with quartz worktop, sink, space for white goods and a side door perfect for muddy boots and paws.

Upstairs of the large landing are five bedrooms, all of which are doubles. To the front is the principal bedroom and bedroom two, both boasting their own en-suite shower rooms. Across the back are three well proportioned bedrooms and these are served by the modern family bathroom.

Outside to the front is a lawned garden and double width tarmac driveway beyond which is an integral double garage. The rear garden has been landscaped with two paved patio areas with a lawned area between.

EPC Rating B. Council Tax Band F.

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 F
EPC Rating	Ask Agent
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	Parking, Double Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	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

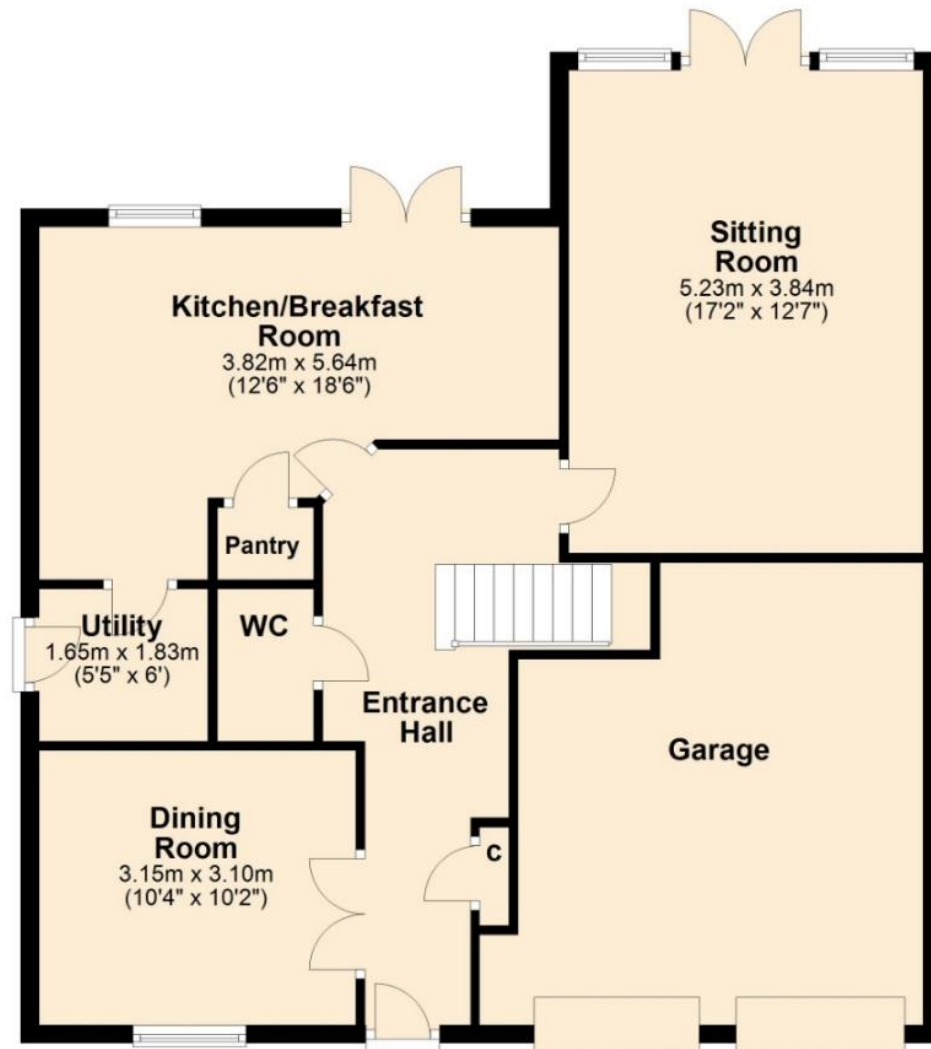
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements,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

FLOORPLAN

TOTAL AREA: APPROX. 173.59 SQ. METRES (1868.5 SQ. FEET)

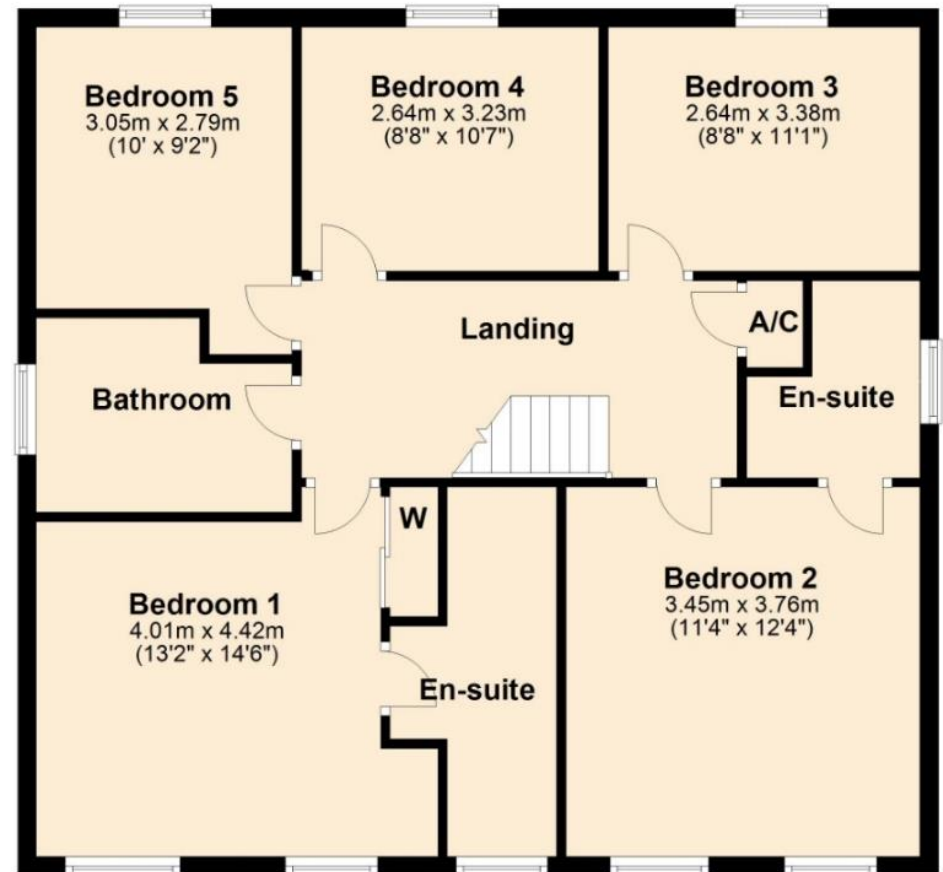
Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



First Floor

Approx. 84.8 sq. metres (912.8 sq. feet)





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