



**Connells**

Pemberley Walk  
Northampton



# Pemberley Walk Northampton NN5 4FW

for sale offers in excess of  
**£485,000**



## Property Description

Welcome to Pemberley Walk in St Crispins, a stunning example of modern family living. This impressive detached home has been extensively upgraded to create a truly exceptional living space.

The heart of the home is undoubtedly the magnificent kitchen/diner. Measuring approximately 20ft x 21ft, this truly impressive space is perfect for both everyday family life and entertaining on a grand scale. The stylish cabinetry provides ample storage, while the central island unit creates a focal point for the room and a perfect place to gather. Integrated appliances ensure a sleek and modern finish, and the wine fridge is a welcome addition for those who enjoy entertaining. Underfloor heating adds a touch of luxury and ensures a warm welcome on colder days.

Upstairs, you'll find four well-proportioned bedrooms, providing ample space for a growing family. The master bedroom benefits from a luxurious ensuite bathroom, creating a private and relaxing sanctuary.

Outside, the beautifully landscaped rear garden offers a tranquil outdoor space for relaxing, entertaining, and al fresco dining. A single garage and off-road parking provide convenient and parking for multiple vehicles.

Located in a desirable cul-de-sac in St Crispins, this property is ideally situated close to local amenities, highly-rated schools, and excellent transport links.

## Entrance Hall

Enter via double glazed door to the front aspect.

## Cloakroom

Double glazed window to the side aspect. Wash hand basin and low level WC. Wall mounted radiator.

## Lounge

10' 8" x 13' 2" ( 3.25m x 4.01m )  
Double glazed window to the front aspect. Wall mounted radiator. Media wall. Electric fireplace.

## Dining Room

10' 9" x 9' 10" ( 3.28m x 3.00m )  
Double glazed window to the front aspect. Wall mounted radiator.

## Kitchen

21' 3" x 20' ( 6.48m x 6.10m )  
Wall and base units. Worksurfaces. Island with sink and drainer unit. Integrate microwave/oven, dishwasher and wine fridge. Space for range cooker. By-Fold doors to the rear garden. Two skylights.

## Utility Room

5' 2" x 17' ( 1.57m x 5.18m )  
Wall and base units. Sink unit. Space for white goods. Skylight. Combi boiler.

## Landing

Double glazed window to the side aspect.  
Access to loft space.

## Bedroom One

12' 10" x 11' 5" ( 3.91m x 3.48m )

Double glazed window to the rear aspect.  
Wall mounted radiator.

## En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the rear aspect.

## Bedroom Two`

8' 11" x 9' 10" ( 2.72m x 3.00m )

Double glazed window to the front aspect.  
Wall mounted radiator.

## Bedroom Three

12' 9" x 11' 5" ( 3.89m x 3.48m )

Double glazed window to the front aspect.  
Wall mounted radiator.

## Bedroom Four

8' 2" x 7' 8" ( 2.49m x 2.34m )

Double glazed window to the front aspect.  
Wall mounted radiator.

## Bathroom

Bath with shower over, wash hand basin and low level WC. Shower cubicle. Towel rail. Double glazed window to the rear aspect.

## Outside

## Rear Garden

Laid to lawn. Patio area. Pergola. Gated side access.

## Parking

Driveway for up to three vehicles.

## Garage

18' 6" x 8' 11" ( 5.64m x 2.72m )

Up and over door.



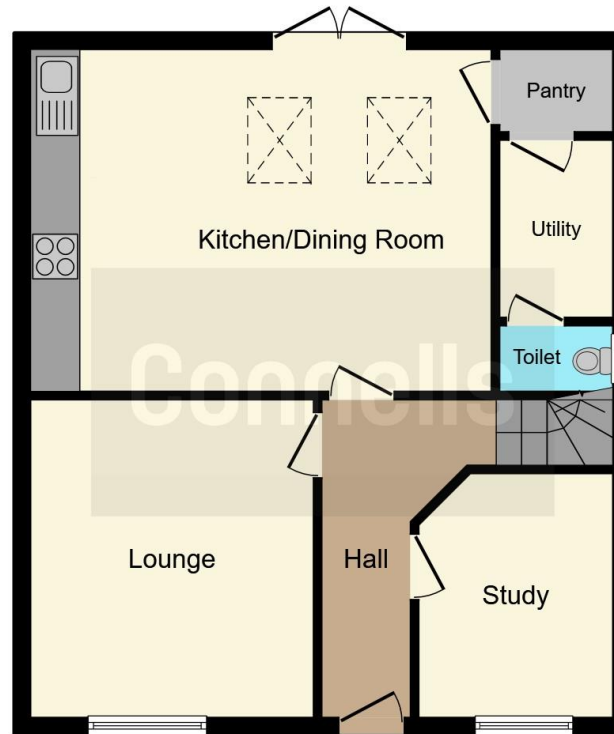












**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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6 Wood Hill  
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EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/NHT414094](http://connells.co.uk/Property/NHT414094)**



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