



30 Pyke Way, Crick, Northamptonshire, NN6 7NZ

HOWKINS &
HARRISON

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Crick, Northamptonshire,
NN6 7NZ

Guide Price: £600,000

A five bedroom, beautifully presented David Wilson detached family home, with double garage, situated on a corner plot and located in the popular village of Crick. The property benefits from a landscaped rear garden, three bathrooms, a re-fitted kitchen and is within walking distance of local amenities.

Features

- Sought after village location
- Five double bedrooms all with fitted wardrobes
- Re-fitted high gloss kitchen
- Utility room
- Ground floor study/home office
- Downstairs cloakroom
- Three reception rooms
- Popular village location
- Double garage with 6 power points
- Landscaped garden
- Garden shed and greenhouse
- Corner plot



Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby, with Monks Way being situated on the edge of the village. Within the village itself, local amenities include a supermarket, post office, several public houses and a well regarded primary school. Secondary schooling is available at Rugby Northampton and Guilsborough and there is a good selection of private schools at Rugby, Upton, Spratton, and Maidwell. Crick is set on the Grand Union Canal and has a large marina which hosts the annual Crick Boat Show which is always very well attended. Crick offers a regular bus service to Rugby and Northampton and the village is well positioned for the commuter thanks to excellent access to the motorway and trunk road networks. Rugby railway station also offers a frequent fast train service to London Euston in just under 50 minutes.



Ground Floor

A UPVC door provides access to the spacious entrance hall which has stairs rising to the first floor, doors leading to the ground floor accommodation, including three useful storage cupboards, along with the ground floor cloakroom fitted with wood effect vinyl flooring, wash hand basin and WC. To the front of the property there is a study/home office with an attractive large leaded bay window. Double multi paned doors lead through to the sitting room which has a feature gas fireplace which provides a focal point to the room. There is a window overlooking the side aspect and French doors with glazed panels either side which afford lots of natural light. Adjacent to the sitting room, the dining room has a curved bay window which gives character to the room. The kitchen has been re-fitted with a variety of high gloss wall and base cabinets including numerous drawers and storage solutions, with attractive sintered glass worksurfaces over. French doors lead to the rear garden and integrated appliances include a fridge/freezer, two slimline wine coolers, dishwasher, double electric oven with grill and gas hob with extractor fan over, along with an integrated microwave. Low level lighting to the plinth provides an ambience to the room. A door leads through to the integral garage and a further door to the utility room, which has additional beech effect wall and base cabinets with work surfaces over and space for additional appliances such as a washing machine and tumble drier. An obscure door from the utility gives access to the garden.





First Floor

An attractive staircase leads to a galleried landing where stairs split off into two directions, which is a wonderful feature of the property. Doors lead to a linen cupboard and the first floor accommodation which comprises of five double bedrooms and the family bathroom. The master bedroom is fitted with wardrobes to two walls and complementing drawers and dressing table. A door provides access to the attached en-suite which has, vinyl tile effect flooring, Porcelanosa tiling to the splash back areas and is fitted with a double shower enclosure, WC and pedestal wash hand basin. There are four further double bedrooms all of which benefit from fitted wardrobes, with bedroom two also having an en-suite with a double shower enclosure. The family bathroom also has Porcelanosa tiling to the splash back areas, shower enclosure, bath with Victoriana style shower over, WC and wash hand basin.

Outside

The property is situated on a corner plot and benefits from a generous fore garden. A tarmacadam driveway provides parking in front of the double garage. Adjacent to the driveway a pathway leads to the front door and the lawn extends around to the side of the property, which is enclosed by a low-level brick-built wall. There are established flower borders with seasonal plants and shrubs including attractive lavender and an umbrella tree. A side gate provides access to the rear garden which is enclosed by a brick-built wall with attached trellis and close board fencing. There are numerous established trees, which provide screening to the garden during the Spring/Summer months. A sandstone patio which extends across the rear of the property and a further circular sandstone feature patio, provide ideal spaces for outdoor seating and al-fresco dining and entertaining. The rear garden is mainly laid to lawn with pebbled and planted borders with established shrubs including buddleia and ceanothus. There is a useful garden shed, ideal for storage and a glass greenhouse.





Viewing

Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

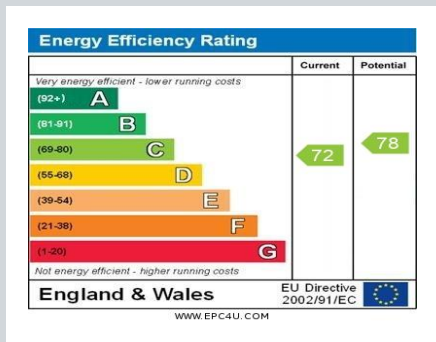
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – G,



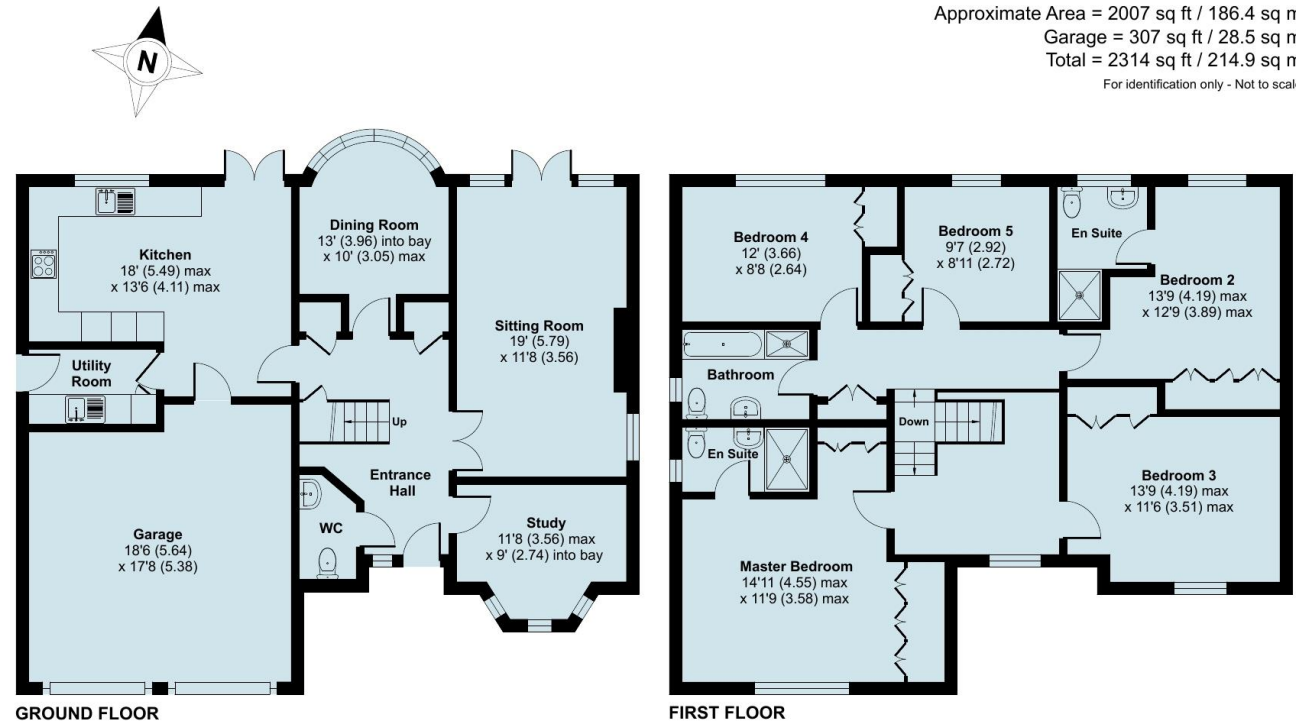
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Approximate Area = 2007 sq ft / 186.4 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 2314 sq ft / 214.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1102197

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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