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5 Calstock Close, Northampton, NN3 3BA

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A wonderfully refurbished and extended four-bedroom detached family home situated in the popular location of Abington Vale. This property has undergone a significant makeover with new wiring, plumbing, fixtures and fittings and now a fantastic 350 sq ft open-plan family room to the rear. The accommodation now extends to approximately 1,450 sq ft comprising entrance hall, lounge, kitchen/diner/snug and utility to the ground floor. There are four bedrooms and a family bathroom to the first floor, with a low-maintenance rear garden, off-road parking for two vehicles, a single garage and a home office.

## Price £416,000 Freehold

### ACCOMMODATION

#### ENTRANCE HALL

15'10 x 5'11

Entered via a replacement uPVC front door to the side elevation, there are stairs rising to the first floor with doors leading through to:-

#### LOUNGE

16'10 x 10'05

A uPVC four casement window to the front elevation and a single casement window to the side, there is a radiator and carpet fitted with TV points connected.



#### SHOWER ROOM

10'05 x 6'10

A new suite comprising WC, hand wash basin with tiled splashback and vanity below, and a fully tiled double shower cubicle with a window to the side elevation.



#### KITCHEN/DINER

21'00 x 16'07

A wonderful extension which provides the perfect family area containing a kitchen, dining and lounge area. There are windows and doors to the rear and Velux windows to the vaulted ceiling.



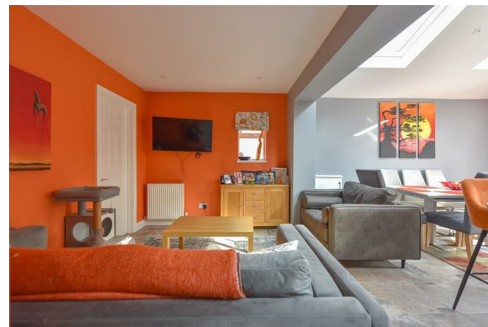
#### KITCHEN AREA

Fitted with a range of floor and wall-mounted units there are granite worktops and tiled splashback. The centre island provides a breakfast bar, accommodating integrated storage with a x5 gas hob. The integrated appliances include a double oven, microwave and dishwasher with space for an America-style fridge/freezer. There is a tiled floor with radiators connected and a door to the utility room.



#### SNUG AREA

With a small window to the side elevation, this snug space has TV points connected and offers a potential play area for children.



#### UTILITY ROOM

10'04 x 5'11

Fitted with a range of floor and wall-mounted units with composite worktops, there is plumbing for a washing machine and tumble dryer with a door to the side elevation.

#### FIRST FLOOR

##### LANDING

9'02 x 6'04

Window to the side and doors to:-

##### BEDROOM ONE

14'09 x 9'01

Window to the front elevation with carpet fitted there is space for a king-sized bed and wardrobes.



##### BEDROOM TWO

10'00 x 8'07

Space for a double bed there is a window to the rear.



##### BEDROOM THREE

10'07 x 7'11

Space for a three-quarter-sized bed with carpet fitted and a window to the rear.



##### BEDROOM FOUR

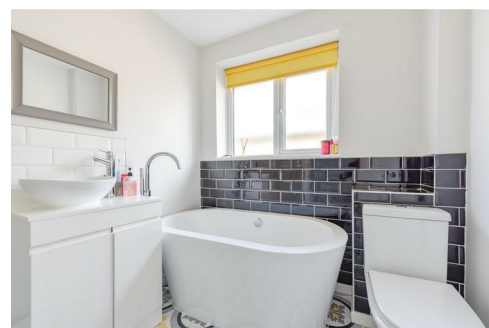
11'08 x 7'07

Space for a single bed with carpet fitted and window to the front.

##### BATHROOM

9'10 x 6'09

Suite comprising WC, hand wash basin with tiled splashback and vanity below. There is a free-standing bath and a separate shower with a window to the side elevation.



### OUTSIDE

#### REAR GARDEN

Mainly laid to lawn, there is a wood deck giving pedestrian access to the side and to:-

#### STUDY

16'04 x 7'07

A part garage conversion offers a fantastic home office with electricity connected and a window to the side elevation.



#### SINGLE GARAGE

With up and over door to the front elevation and windows to the side.

#### PARKING SERVICES

#### SERVICES

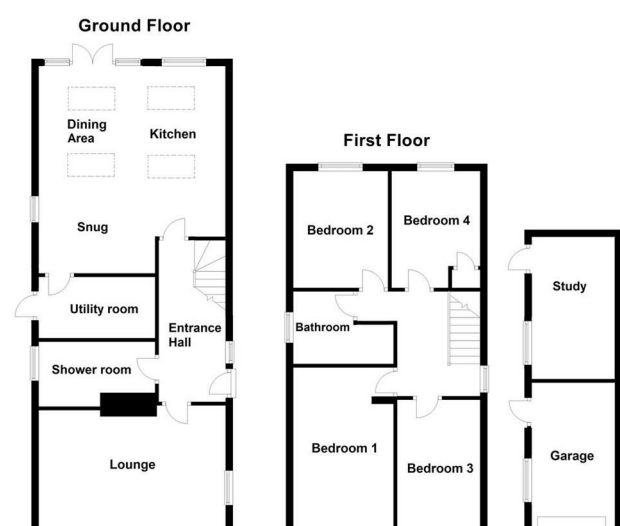
Main drainage, gas, water and electric are connected.

#### HOW TO GET THERE

From Northampton town centre travel in an easterly direction along the Billing Road passing the Northampton School for Boys. Continue over the traffic lights into Billing Road East and continue over the three roundabouts taking the first turning left into Dulverton Drive. Take the second turning into Calstock Close where the property can be found on the left hand side.

#### LOCAL AMENITIES

There is a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers. Convenient for bus routes, Northampton General Hospital and direct access to the eastern end of Abington Park via a short footpath from Calstock Close. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.



For illustration purposes only - not to scale