

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



14 North Meadow View, St Crispins Duston, Northampton, Northamptonshire, NN5 4UD

14 North Meadow View, St Crispins Duston, Northampton, Northamptonshire, NN5 4UD

This very attractive five bedroomed modern detached family house stands on the outskirts of St Crispins commanding spectacular views over several miles of countryside to the west. The interior is immaculately presented with a combination of over 2,000 square feet including three reception rooms, a re-fitted 22 foot long kitchen/breakfast room, master and guest bedroom suites and bathroom re-fitted by Bells of Northampton. Externally there is a detached double garage block with additional gated off road parking space for several vehicles and a landscaped rear garden providing a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'9" x 10'7"

The central hall is approached through a composite door and has oak laminate flooring with a winding staircase rising to the first floor with galleried landing above. There are doors leading to:-

CLOAKROOM

5'2" x 5'4"

Comprising a white suite of WC and wash basin with cupboards under.

LOUNGE

21'9" x 14'4"

A light and spacious room with a coved ceiling over oak flooring and french doors that open directly to the rear terrace and garden. The focal point is the Gazco Riva remote operated gas living flame log effect fire which is set on a raised hearth with an exposed flue and there is a TV point.



DINING ROOM

13'4" x 11'4"

Also with oak flooring and a six casement bay window to the front elevation enjoying the distant views over the adjoining parkland with a log burner.



STUDY

9'7" x 8'3"

Also with views over the parkland and with a four casement window.

KITCHEN/BREAKFAST ROOM

22'10" x 14'4"

A spacious L shaped room re-fitted with shaker style floor and wall cabinets with Quartz work surfaces and built in underslung twin ceramic sinks. There is a large island unit with built in cupboards, drawers, breakfast bar and wine rack and other appliances include the integrated dishwasher, integrated fridge/freezer and a concealed larder cupboard. There is a Rangemaster range cooker with ovens and multiple gas hob beneath a stainless steel cooker hood and the kitchen and breakfast area flooring is natural lime stone with bifolding doors which open directly to the rear garden. A door leads to:-



UTILITY ROOM

6'2" x 6'2"

With further floor and wall cabinets incorporating a one and a half bowl underslung stainless steel sink unit, plumbing for washing machine and point for tumble dryer. The utility room has a lime stone floor and a door leading to the driveway at the side of the property leading to the double garage.

FIRST FLOOR

LANDING

13'2" x 10'4"

Housing the airing cupboard with double leaf doors and the Megaflow hot water cylinder. There is also a roof void access hatch, window to front elevation and doors leading to:-

Price £699,950 Freehold



BEDROOM ONE

13'3" x 12'7"

With a four casement window to the rear elevation this room contains a range of built in wardrobes with shelving and hanging space and there is a door leading to:-



SHOWER ROOM EN SUITE

8'6" x 5'5"

Re-fitted by Bells of Northampton with twin vanity wash basins with side lit mirrors over, ceramic tiled rain shower, WC, shaver socket, vertical heated towel rail and window to the side elevation.



BEDROOM TWO

13'4" x 10'2"

With a window overlooking the spectacular countryside views there is a door leading to:-



SHOWER ROOM EN SUITE

7'11" x 4'7"

Re-fitted by Bells of Northampton with Villeroy & Boch WC and vanity wash basin, a ceramic tiled shower, shaver socket, heated towel rail and window to side elevation.

BEDROOM THREE

12'9" x 12'0" maximum

With wardrobe recess with four casement window to the rear elevation.



BEDROOM FOUR

11'10" x 10'6"

With three casement window overlooking the rear garden.

BEDROOM FIVE

10'8" x 9'9"

Currently used as a dressing room there is a three casement window to the front elevation.

FAMILY BATHROOM

9'4" x 6'6"

Also re-fitted by Bells of Northampton with twin ended bath with side mixer tap, Villeroy & Boch WC, vanity wash basin and ceramic tiled shower with glazed sliding door, rain shower and adjustable height shower. There is a back lit wall mirror, heated towel rail and window to side elevation.



OUTSIDE

The property is approached along a private road serving this and two other properties and there are double leaf oak gates which open to the private drive running along the front of the house and then to the side where there is ample parking and turning space in front of the double garage block. The front garden is well stocked with a variety of mature shrubs and young trees including two Silver Birch and there is a pailed fence with a hand gate open directly to the pocket park which stands in front of the house.

DOUBLE GARAGE

19'4" x 17'6"

Approached through electrically operated automatic up and over doors and with light and power connections.

REAR GARDEN

Approached through a side pedestrian gate the rear garden has a landscaped Indian stone terrace which leads onto the level lawn beyond which there are sleeper encased borders with steps up to a gravelled terrace where there are further shrubs including mature Laurel and Red Robin. The central feature is the timber garden store and the garden is bounded by a combination of close boarded fencing and brick walling which ensures an excellent degree of privacy.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing domestic hot water through a Megaflow mains pressure unvented hot water cylinder.

LOCAL AMENITIES

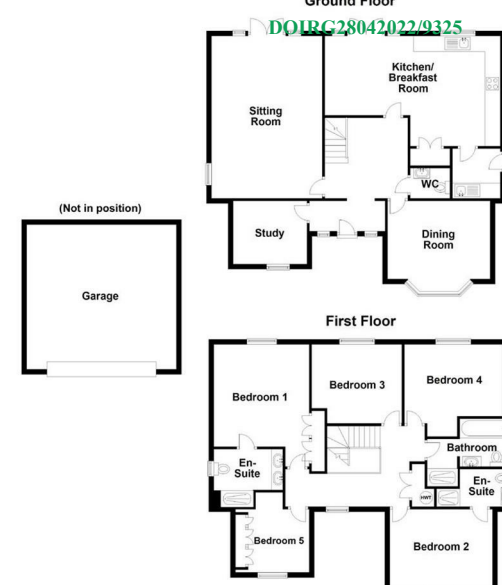
In nearby Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston village there are a number of shops including a Bakery and Post Office. The nearby Sixfields Leisure Area provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

COUNCIL TAX

Northampton Borough Council - Band G

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the Weedon Road passing Franklins Gardens and a Westgate industry. Continue through the series of mini roundabouts to the roundabout junction with Tollgate Way and continue straight on signposted towards the M1 junction 16. At the second set of traffic lights turn right into St Crispin Drive and follow the road as it bears left and proceed up the hill passing St Luke's Primary School which stands on the right hand side. At the next junction turn left continuing along St Crispin Drive and follow the road as it bears left in front of the old hospital building and then turn left into South Meadow Road. Take the first right into North Meadow View, then first right again and follow the road to the end where you will see the entrance to the private road which terminates at the gates to number 14.



Not to scale. For illustrative purposes only