



**4 Crawley Close, Kingsthorpe, Northampton, NN2 8BA**  
**Offers In Excess Of £300,000 Freehold**

Jackson Grundy are delighted to bring to market this beautifully presented three bedroom detached property, constructed in 2017. The ground floor accommodation comprises entrance hall, lounge, WC and kitchen/dining room. To the first floor are three bedrooms with en-suite to the main bedroom and a family bathroom. To the rear there is a well maintained garden, mainly laid to lawn with patio area and side access with a southerly aspect. To the front is a driveway for two cars and a single garage. Please call 01604 722197 to arrange a viewing. EPC Rating: B. Council Tax Band: D

**Well Presented Three Bedroom Detached | En-Suite To Master | Downstairs WC | Single Garage | Driveway | Constructed 2017**

**modern marketing · traditional values**

### ENTRANCE HALL

uPVC double glazed entrance door. Radiator. Wood effect vinyl flooring. Fuseboard. Door to lounge.

### LOUNGE 4.93m x 3.12m (16'2 x 10'3)

uPVC double glazed window to front elevation. Radiator. Wood effect vinyl flooring. Television point. Electric points.

### INNER HALL

Wood effect vinyl flooring. Radiator. Staircase rising to first floor landing. Door to WC and kitchen/dining room.

### WC

Low level WC and pedestal wash hand basin. Tiling to splash back areas. Radiator. Extractor. Tiled floor.

### KITCHEN/DINING ROOM 2.31m x 5.66m (7'7 x 18'7)

uPVC double glazed window and patio doors to rear elevation. Wood effect flooring. Grey gloss wall and base units with roll top work surfaces. Fitted oven with four ring gas hob and stainless steel splash backs with extractor above. Stainless steel sink and drainer. Space for washing machine, dishwasher, fridge/freezer and tumble dryer. Radiator.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space. Storage cupboard. Doors to:

### BEDROOM ONE 2.90m x 4.32m (9'6 x 14'2)

Two uPVC double glazed windows to front elevation. Radiator. Door to en-suite.

### EN-SUITE

Radiator. Suite comprising low level WC, pedestal wash hand basin and double shower cubicle with sliding glass door and wall mounted shower head. Tiling to splash back areas. Extractor fan. Vinyl tiled floor.

### BEDROOM TWO 3.43m x 2.62m (11'3 x 8'7)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.36m x 2.95m (7'9 x 9'8)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM

uPVC double glazed obscure window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin panelled bath with mixer tap and shower attachment. Tiling to splash back areas. Extractor.

### OUTSIDE

### FRONT GARDEN

Tarmac driveway for two cars. Lawn area. Side access.

### GARAGE

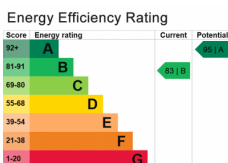
Light and power connected. Up and over door.

### REAR GARDEN

Patio and lawn area. Fully enclosed by fence.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

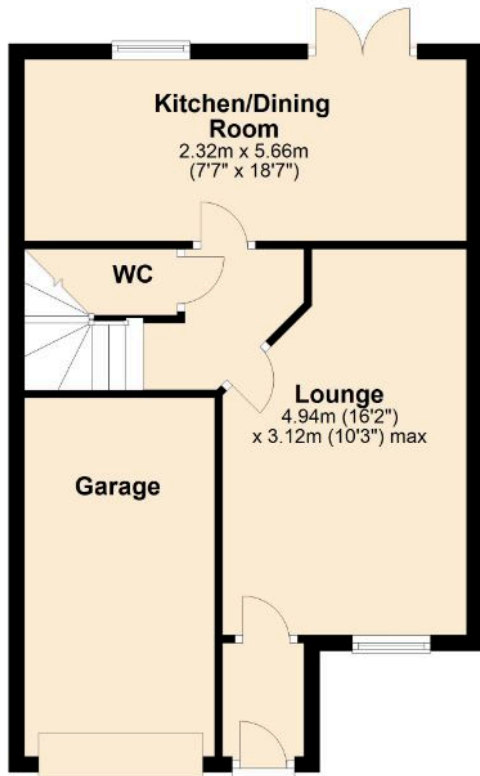


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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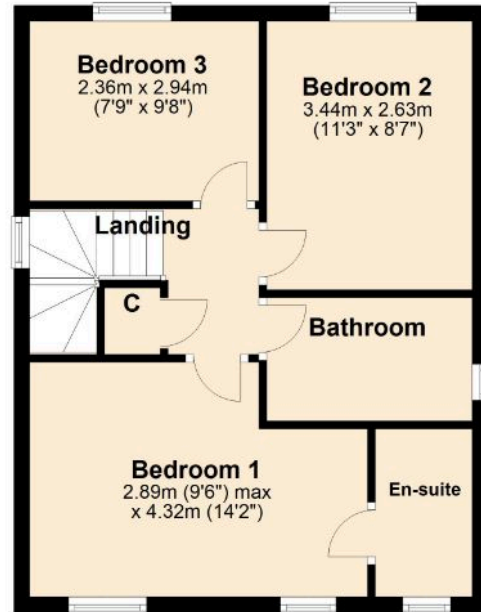
### Ground Floor

Approx. 47.2 sq. metres (508.2 sq. feet)

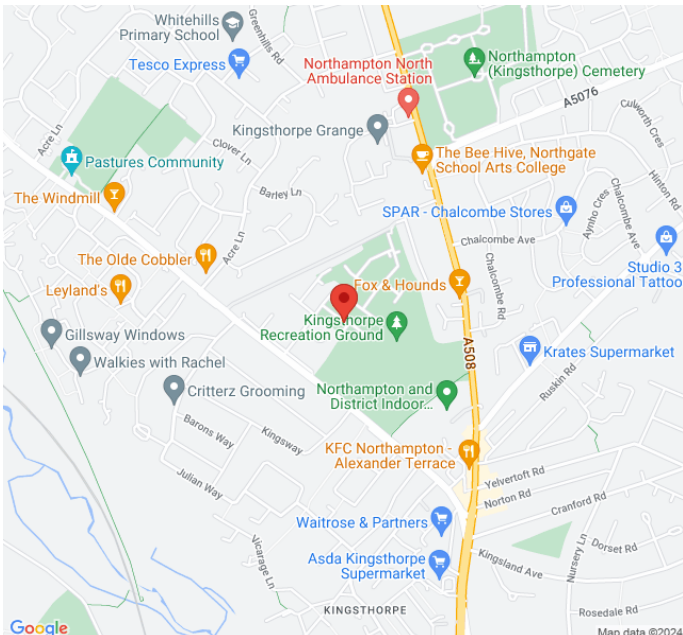


### First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)



## LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.



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