



19 Crawley Close, Kingsthorpe, Northampton, NN2 8BA
Offers In Excess Of £425,000 Freehold

A beautifully presented five bedroom detached property situated within a sought after quiet, private road at the end of a cul de sac. The property benefits from a single garage and driveway for three vehicles and an additional two spaces opposite the property. The ground floor accommodation comprises entrance hall, study, lounge, cloakroom, spacious kitchen dining area and utility. To the first floor there are four double bedrooms and one single bedroom with en-suite to the master bedroom, and family bathroom. To the rear of the property is a well maintained garden mainly laid to lawn with private decked area and side access. To the front of the property is a driveway for 3 vehicles with an additional piece of land opposite the property providing further parking/space. Please call 01604 722197 to arrange a viewing. EPC Rating: B. Council Tax Band: E

Beautifully Presented | Five Bedrooms | En-Suite To Bedroom One | Driveway For Several Vehicles | Single Garage | Downstairs WC

modern marketing · traditional values

ENTRANCE

Entry gained via composite semi-glazed door into hall.

ENTRANCE HALL

Fitted mat. Radiator. Doors to all rooms.

STUDY 3.05m x 2.54m (10'0 x 8'4)

uPVC double glazed window to front aspect. Radiator.

LOUNGE 4.93m x 3.20m (16'2 x 10'6)

uPVC double glazed window to front aspect. Two radiators. Decorative fireplace surround with freestanding ethanol fireplace.

WC

A two piece suite comprising low level w/c and pedestal wash hand basin with splash back tiling. Radiator. Extractor. Vinyl floor.

KITCHEN/BREAKFAST ROOM 3.15m x 8.10m (10'4 x 26'7) Max

uPVC double glazed doors to rear garden. Two uPVC double glazed windows to rear aspect. Radiator. Base and wall mounted cupboards with wood effect roll top work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated fridge/freezer and dish washer. Fitted oven with four ring gas hob and extractor above and splash back. Karndean flooring throughout. Door to:

UTILITY ROOM

uPVC double glazed door to side aspect. Radiator. Karndean flooring. Wood effect work surface with upstands and cupboards under. Space for two appliances. Wall mounted 'Ideal' boiler.

FIRST FLOOR LANDING

Access to loft space. Doors to all rooms. Airing cupboard.

BEDROOM ONE 3.56m x 3.35m (11'8 x 11'0)

uPVC double glazed window to front aspect. Radiator. Door to:

EN-SUITE

uPVC obscure double glazed window to side aspect. Window to front aspect. Radiator. Vinyl floor. Fitted with a three piece suite comprising shower, pedestal wash hand basin and low level w/c. Extractor.

BEDROOM TWO 4.24m x 2.59m (13'11 x 8'6)

uPVC double glazed window to front aspect. Radiator.

BEDROOM THREE 3.20m x 2.69m (10'6 x 8'10)

uPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR 2.67m x 3.05m (8'9 x 10'0)

uPVC double glazed window to rear aspect. Radiator.

BEDROOM FIVE 2.67m x 2.18m (8'9 x 7'2)

uPVC double glazed window to rear aspect. Radiator.

BATHROOM

Obscured uPVC double glazed window to rear elevation. Suite comprising pedestal wash hand basin, panelled bath with shower and screen over and low level WC. Tiled splash backs. Radiator. Extractor fan. Vinyl flooring,

OUTSIDE

FRONT GARDEN

Driveway providing off road parking for two/three cars. Access to side and single garage. A second area of land provides parking for two further cars.

GARAGE

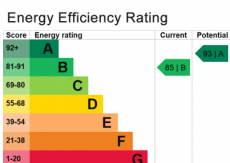
Up and over door.

REAR GARDEN

Mainly laid to lawn with slabbed pathway. Gated side access. Further bedded and decked areas.

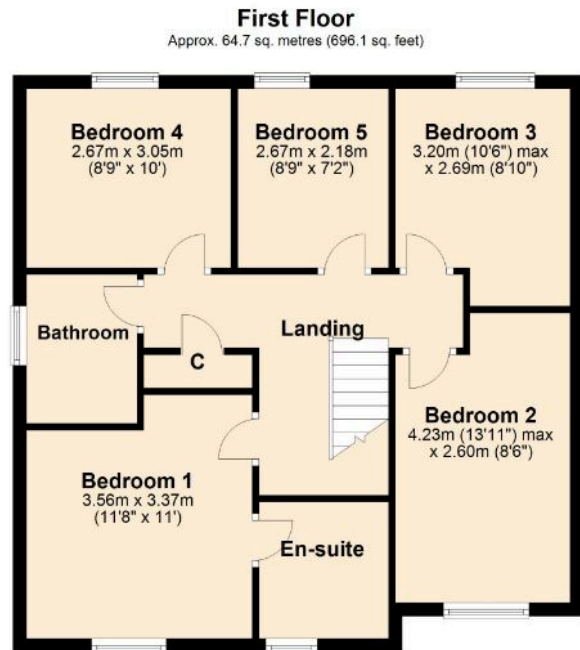
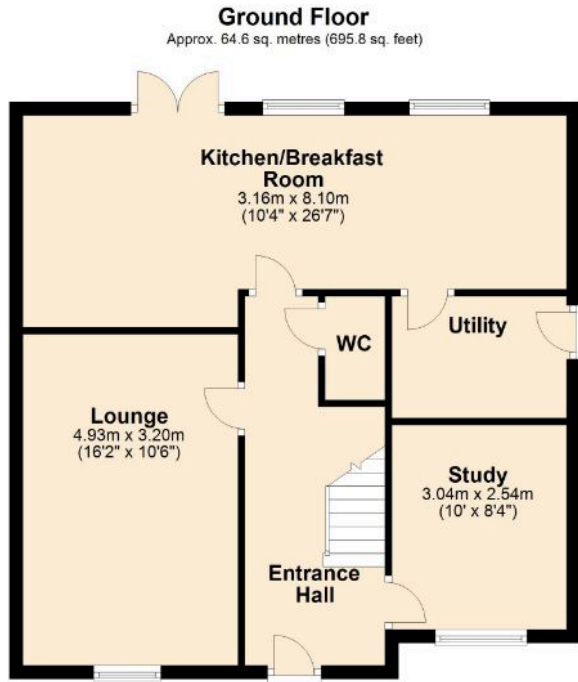
DRAFT DETAILS

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

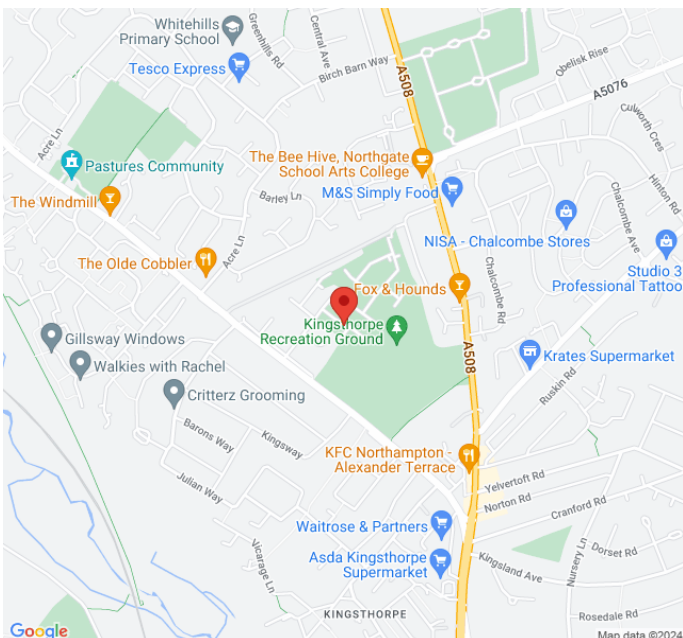


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 129.3 sq. metres (1391.9 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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