Pemberley Walk
St Crispins
NORTHAMPTON
NN5 4FW

£340,000









- SUPERBLY PRESENTED HOME
- ENSUITE SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE AND PARKING
- THREE BEDROOMS
- UTILITY ROOM
- OPEN PLAN KITCHEN/DINER
- ENERGY PERFORMANCE RATING: B

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An immaculately presented detached home in the St Crispins area of Duston, offered with a driveway and garage, at the end of a cul-de-sac in a quiet location. The accommodation comprises; an entrance hall, lounge, open plan kitchen/diner, a utility room with a large larder cupboard and a cloakroom W.C. on the ground floor. To the first floor there is a large light and airy main bedroom with an en-suite shower room, two further bedrooms and a family bathroom. Externally there is a small front garden and an enclosed rear garden, with a drive to the side offering off road parking for several cars leading to the garage. This property has been beautifully maintained by the current owner and internal viewing is essential to fully appreciate the scope of the accommodation on offer.

Ground Floor

Entrance Hall
Entered via a panel door under a storm porch, stairs rise to the first floor landing, under stairs storage cupboard, radiator, double glazed window to the side elevation, doors to the lounge, kitchen/diner and cloakroom.

Lounge
12'9" x 12'2" (3.91 x 3.73)
Double glazed window to the front elevation, radiator, television point.

Kitchen/Diner
18'0" x 9'3" (5.51 x 2.82)
Fitted with a modern range of wall and base level units which extend into a peninsula breakfast bar, complementary work surfaces, inset sink with an inset one and a half bowl sink/drainer with a mixer tap over, integrated appliances including a gas hob with an extractor over, electric oven, dishwasher and fridge freezer, space for a table and chairs, double glazed window to the rear elevation, French doors to the rear garden, radiator, inset spotlighting, door to the utility room.

Utility Room
5'8" x 5'2" (1.75 x 1.60)
Fitted with base level units with a work surface over, plumbing for a washing machine, wall mounted boiler unit, part glazed door to the side elevation, radiator.

Cloakroom
Fitted with a suite comprising a low level W.C. and a wash hand basin, radiator, extractor fan.

First Floor

First Floor Landing
Double glazed window to the side elevation, loft access hatch, large storage cupboard, doors to the first floor rooms.

Bedroom One
12'9" x 10'9" (3.91 x 3.28)
Double glazed window to the front elevation, radiator, television point, door to the ensuite.

En Suite
Fitted with a modern suite comprising a tiled shower cubicle, pedestal sink, W.C., tiling to splash back areas, double glazed window to the front elevation, extractor fan, inset spotlighting.

Bedroom Two
9'6" x 9'3" (2.90 x 2.82)
Double glazed window to the rear elevation, radiator.

Bedroom Three
9'6" x 8'5" (2.90 x 2.57)
Double glazed window to the rear elevation, radiator.

Bathroom
Fitted with a modern white suite comprising a panelled bath with a shower and screen over, pedestal sink, W.C., tiling to splash back areas, double glazed window to the side elevation, extractor fan.

Externally

Front Garden
Laid mainly to flowerbeds with maturing shrubs

Rear Garden
Laid mainly to lawn with a paved patio, gated side access to the drive.

Drive
A drive to the side provides off road parking for several vehicles and leads to the garage.

Detached Garage
19'7" x 9'8" (5.99 x 2.95)
A single garage with an up and over door, power and light connected.

Agents Notes
Council Tax Band: D
Maintenance Charge £206.08 per annum

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.















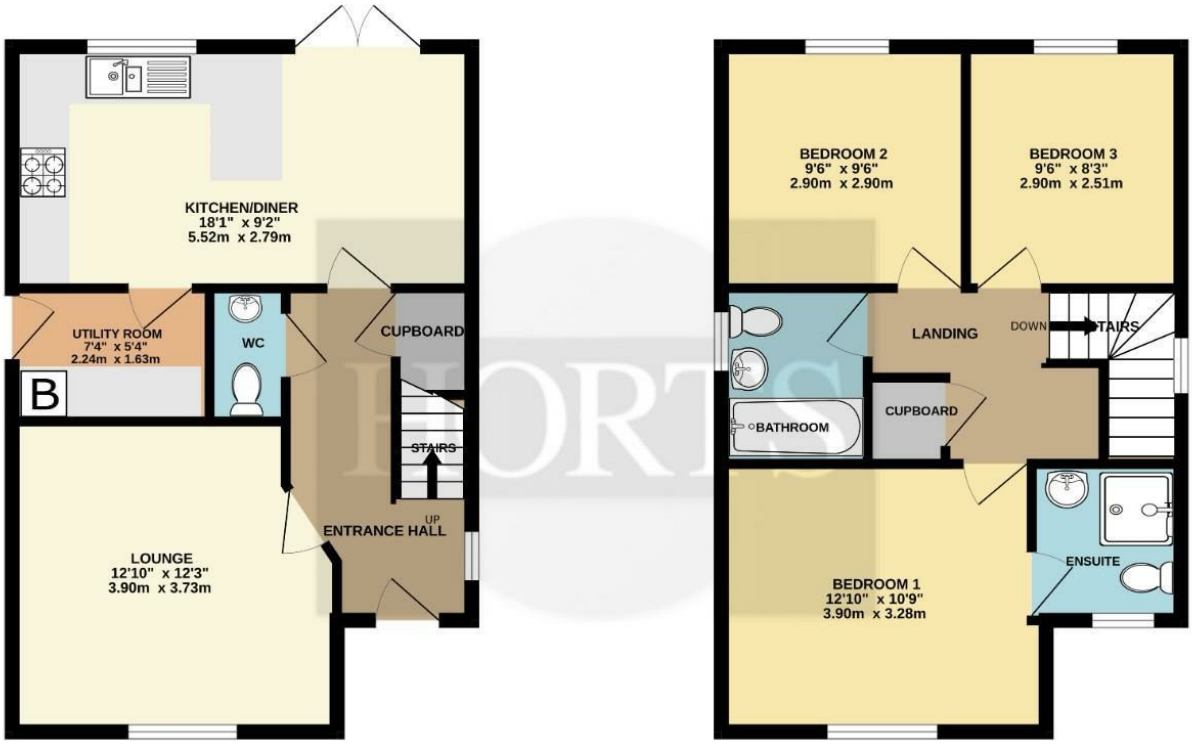






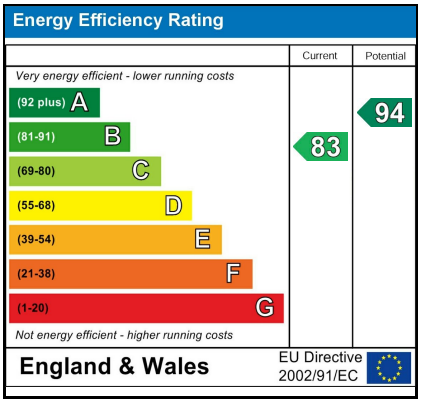
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

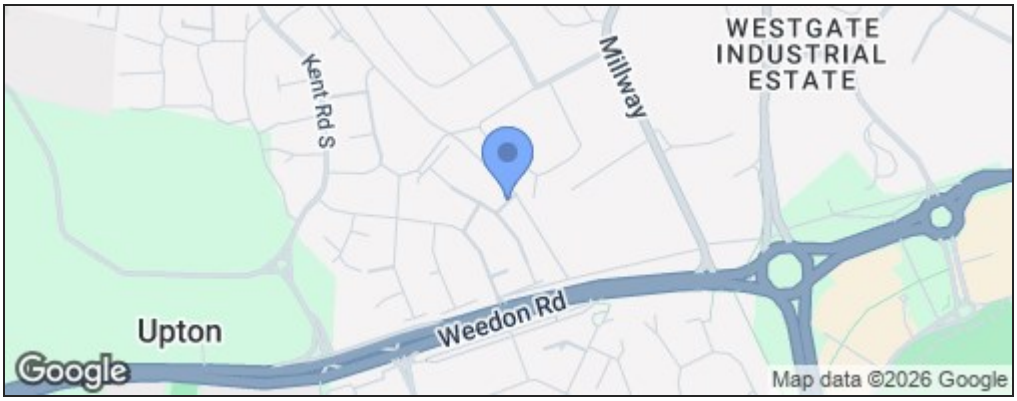
1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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