

**6 Golding Crescent  
Earls Barton  
NORTHAMPTON  
NN6 0FT**

**Guide Price £445,000**



- **DETACHED HOME**
- **FOUR BEDROOMS**
- **LANDSCAPED GARDENS**
- **LARGE KITCHEN/DINER**
- **AIR CONDITIONED**

- **AVONDALE DESIGN**
- **TWO BATHROOMS**
- **QUIET CUL-DE-SAC LOCATION**
- **SEPARATE STUDY**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the lovely cul de sac of Golding Crescent, Earls Barton, this nearly new detached home offers a splendid opportunity for family living. The property boasts an elegant Avondale design, situated within the sought-after Wickets development, known for its community spirit and picturesque surroundings.

Upon entering, you are greeted by two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The well-appointed layout includes four generously sized bedrooms, providing ample space for family members or guests. The two modern bathrooms ensure convenience and comfort for all.

The beautifully maintained interior reflects a sense of care and attention to detail, making it an inviting space to call home. The property also features parking for up to two vehicles, a valuable asset in today's busy world.

This delightful family home is not only a sanctuary of comfort but also a gateway to the vibrant community of Earls Barton, with its local amenities and green spaces. If you are seeking a modern, spacious, and well-located home, this property is certainly worth considering.

## **Ground Floor**

Entrance Hallway

### **Entrance Hallway**

Enter via a composite double glazed front door into the entrance hallway with high gloss tiled flooring, stairs rising to the first floor, large double storage cupboard and a radiator. Door to;

### **Kitchen/Diner**

22'3" x 14'11" (6.80 x 4.56)

A modern range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Built-in appliances to include a dishwasher, fridge freezer, double oven and a five ring gas hob. One and a half bowl inset sink with drainer and mixer tap. High gloss tiled flooring with ceiling spotlighting. Dual aspect double glazed windows to front and rear and two double radiators. Door to;

### **Utility Room**

A range of floor and eyelevel units with matching worktops and splashbacks. Single bowl inset sink with drainer and mixer taps. Plumbing for washing machine and tumble dryer with high gloss tiled flooring, ceiling spotlighting and a radiator. Double glazed composite door leading to the rear garden.

### **Living Room**

17'10" x 11'8" (5.45 x 3.58)

Dual aspect double glazed windows to the rear and side aspect with double glazed French doors leading to the rear garden. Two double radiators, air conditioning and LVT flooring.

### **Study**

9'4" x 8'1" (2.87 x 2.48)

Double glazed window to the front aspect, radiator and LVT flooring.

### **Downstairs Cloakroom**

Modern two piece suite comprising a WC and wash basin with high gloss tiled flooring, single radiator and a double glazed obscure window to the side aspect

## **First Floor**

### **First Floor Landing**

First floor landing with a built-in airing cupboard and loft access

### **Master Bedroom**

18'4" x 11'9" (5.59 x 3.59)

Dual aspect double glazed windows to side aspects with a range of built-in wardrobes, two radiators, air-conditioning unit and door to;

### **En-Suite**

Three-piece modern suite comprising a WC, pedestal wash wash basin and a large walk-in shower cubicle with tiling to water sensitive areas. Upright ladder style radiator, tiled flooring and ceiling spotlighting. Double glazed obscure window to the side aspect.

### **Bedroom Two**

15'1" x 9'2" (4.62 x 2.80)

A range of built-in wall to wall wardrobes with two double glazed windows to the front aspect. A built-in storage cupboard and a radiator.

### **Bedroom Three**

11'10" x 10'7" (3.61 x 3.25)

Double glazed window to the rear aspect and a radiator.

### **Bedroom Four**

14'3" x 8'4" (4.36 x 2.55)

Dual aspect double glazed windows to the front and side with a built-in storage cupboard and a radiator.

### **Family Bathroom**

Four piece modern suite comprising a WC, pedestal wash basin, a bath and a large walk-in shower cubicle with tiling to water sensitive areas and tiled flooring. Ceiling spotlighting with an upright ladder style radiator and double glazed obscure window to the rear aspect.

### **Externally**

#### **Front Garden**

Mainly laid to lawn and stocked with mature bushes and shrubs with a porcelain tiled pathway leading to the front door. Long driveway leading to the garage with parking for at least two cars.

#### **Rear Garden**

Beautifully landscaped and enclosed rear garden mainly laid to lawn with Porcelain tiled patios and two separate seating areas. Walled garden stocked with mature bushes, shrubs and plants. Access door into the garage and a side gated access. Outside tap, lighting and power socket.

#### **Garage**

Up and over garage door and garage fitted with power and light and a side access door.

### **Local Information**

## **Earls Barton**

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

## **Agents Notes**

### **Council Tax Information**

Local Authority: North Northamptonshire

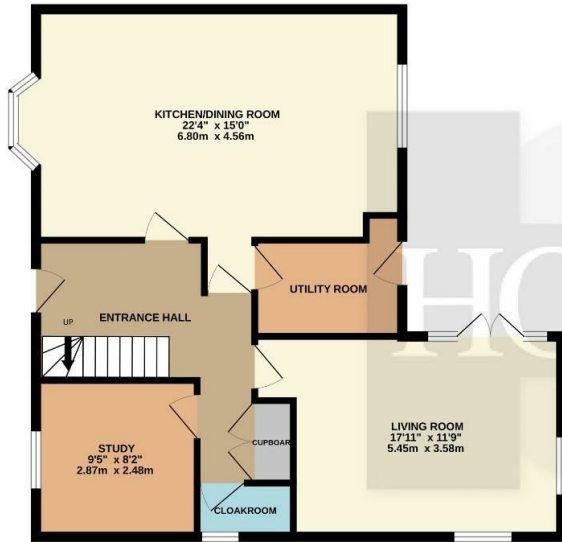
Council Tax Band: E



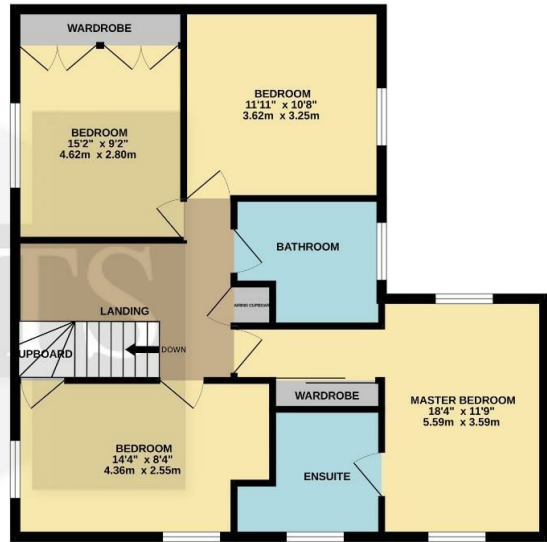




GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



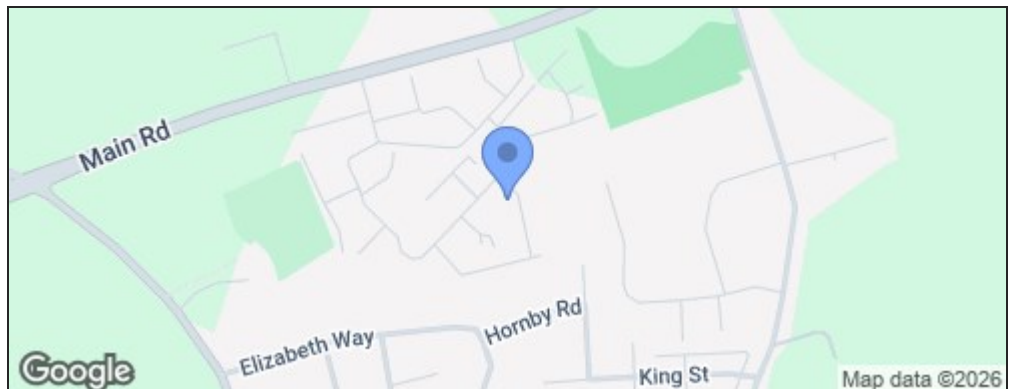
1ST FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>	<b>84</b>		
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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