GREENER Country HOUSES & COTTAGES

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RICHARD GREENER
ESTATE AGENTS

4 Kent Crescent, St Crispin, Northampton, NN5 4WE

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A very well presented modern three bed detached family home situated in a quiet cul de sac in the popular residential area of St Crispin. The accommodation comprises entrance hall, cloakroom, lounge, inner hallway, kitchen/diner and to the first floor there are three bedrooms with ensuite to bedroom one and a family bathroom. Outside is a block paved driveway giving off road parking for two vehicles leading to the integral garage. The landscaped rear garden is mainly laid to patio and artificial lawn and enjoys a sunny aspect and privacy.

Price £335,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Enter via a UPVC double glazed front door, access door to the garage and door to:-

LOUNGE
18'5 x 10'4
UPVC double glazed window to the front, double radiator and door to:-

INNER HALLWAY
Radiator, stairs to the first floor and door to:-

CLOAKROOM
Suite comprising WC, wash hand basin, radiator and extractor.

KITCHEN/DINER
21'0 x 7'5
Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include double oven, hob, extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, UPVC double glazed window to the rear, gas wall mounted combi boiler housing cupboard, UPVC double glazed french doors to the rear garden.

FIRST FLOOR

LANDING
12'0 x 6'6
Storage cupboard, loft access and doors leading to:-

BEDROOM ONE
16'1 x 11'7
Built in double wardrobe, double radiator, UPVC double glazed window to the front and door to:-

ENSUITE
8'6 x 4'6
Refitted suite comprising WC, wash hand basin in vanity unit with storage below, double walk in shower with glass screen and rain head and hand held shower attachment, half tiled, radiator and UPVC double glazed window with obscure glass to the side and extractor.

BEDROOM TWO
12'1 x 7'7
UPVC double glazed window to the rear and radiator.

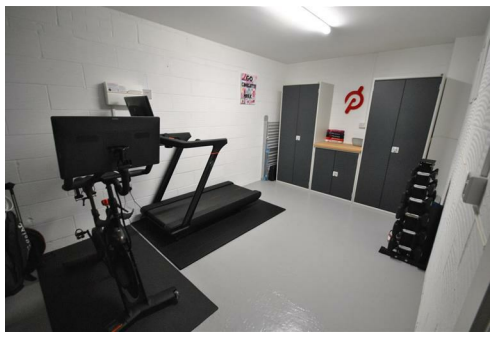
BEDROOM THREE
11'3 x 8'7
UPVC double glazed window to the rear and radiator.

BATHROOM
8'7 x 6'1
Suite comprising WC, wash hand basin, panelled bath, tiled splashbacks, radiator and UPVC double glazed window with obscure glass to the side.

OUTSIDE

FRONT GARDEN
A block paved driveway giving off road parking and leading to the integral garage.

INTEGRAL GARAGE
Remote control roller door with power and lighting and with access door to the entrance hall. The garage is currently being used as a gym.



REAR GARDEN
The landscaped rear garden has a large stone patio area, artificial lawn, flower and shrub borders, bushes and trees, shed, enclosed by wood panel fencing and secure gated access at the side from front to rear. The rear garden enjoys a sunny aspect and privacy.

SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band D

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.

HOW TO GET THERE
From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the roundabout junction with Upton Way. Continue straight over signposted towards Daventry along the A45 Weedon Road dual carriageway and turn right at the next traffic lights onto St Crispins Drive. At the roundabout take the second exit onto Kent Road South and then take the second right into Kent Crescent where the property can be found on the right hand side.

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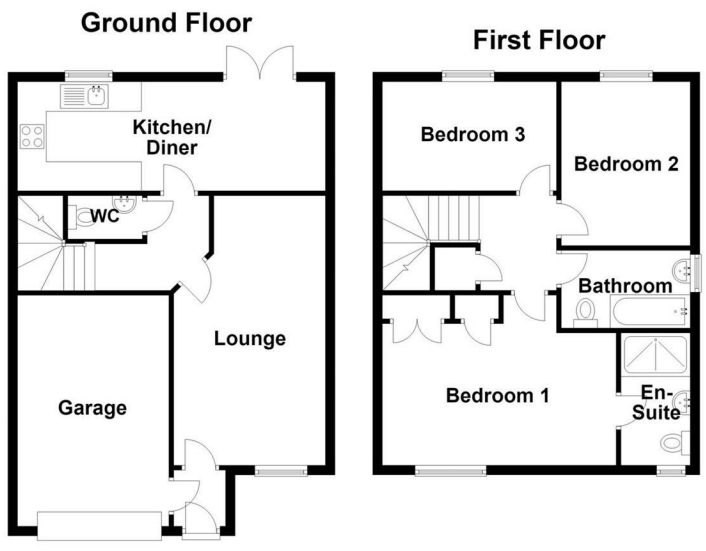

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