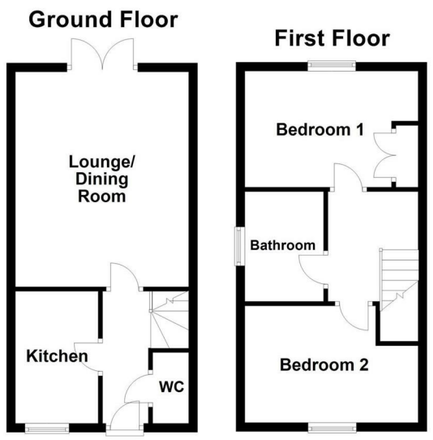

Not to scale. For illustrative purposes only

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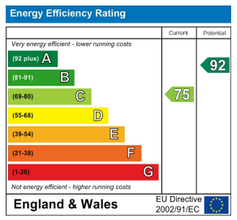

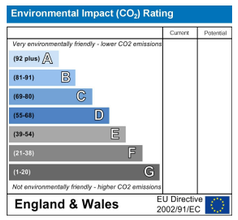

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

17 Thompson Close, St Crispin, Northampton, NN5 4UE

Asking Price £235,000 Freehold

A beautifully presented two-bedroom semi-detached home situated in the highly sought-after area of St Crispins. Offered in good condition throughout, the property features a spacious open-plan lounge/dining area, modern kitchen, welcoming entrance hall, and a convenient downstairs WC.
Upstairs comprises two generous double bedrooms and a contemporary family bathroom. Externally, the home benefits from a private rear garden, tandem off-road parking for two vehicles, and access to a single garage. Offered to the market with no upper chain, this property is an ideal purchase for first-time buyers, downsizers, or investors alike.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
9'09 x 3'02
Entered via a composite from door there are stairs rising to the first floor and doors to:-

KITCHEN
9'10 x 6'03
Fitted with a range of floor and wall-mounted cabinets with integrated fridge/freezer, washing machine and dishwasher. There is a stainless steel sink overlooking a window to the front elevation. Further appliances include a x4 gas hob with extractor above and stainless steel upstand. The kitchen benefits from quartz worktops and upstands.

WC
5'10 x 2'11
Suite comprising WC and hand wash basin with a window to the front elevation.

LOUNGE/DINER
14'07 x 12'11
An open plan family area with space for a dining table, TV sockets connected, and patio double-glazed doors to the rear garden.

FIRST FLOOR

LANDING
Door leading to:-

BEDROOM ONE
8'03 x 13'00
Space for double bed with storage over the staircase and window to the front elevation. Carpet is fitted.

BEDROOM TWO
12'11 x 8'09
A window to the rear overlooking the garden. There is space for a double bed and carpet fitted.

BATHROOM
7'03 x 6'04
Suite comprising bath with shower over, WC and hand wash basin with tiled walls and floor. There is a window to the side.

OUTSIDE

REAR GARDEN
Mainly laid to lawn bounded by fence panels, there are mature shrub borders with a pedestrian gate to the driveway.

GARAGE
A single up and over door to the front elevation.

DRIVEWAY
There is off-road tandem parking for two vehicles.

SERVICES
Mains gas, water and electricity.

HOW TO GET THERE
From Northampton town centre, head west along the A4500 St Peter’s Way following signs for Sixfields and Duston. Continue past the railway station area and stay on the A4500 Weedon Road for roughly 2 miles. At the roundabout near Sixfields Stadium, continue over and through the next set of traffic lights, moving into the right-hand lane for the next lights to turn right into St Crispins. Continue onto St Crispins Drive, turning left at the roundabout and following the road until turning right onto Milburn Drive opposite St Crispin's Village. Turn left onto Thompson Close and proceed to the end, where the property can be found at the back on the left-hand side.

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMINITIES
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.

For further information on viewing call 01604 230222