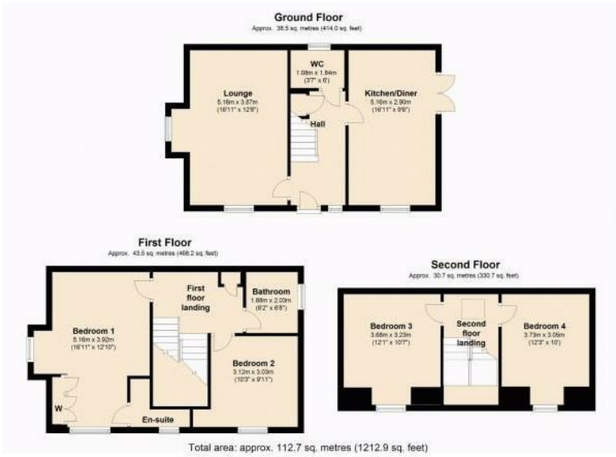
1 Balmoral Close, St Crispin, Northampton, NN5 4WA



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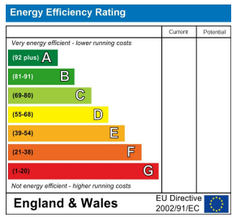

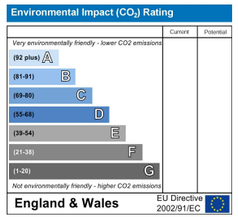

PrimeLocation.com
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The UK's number one property website

£390,000 Freehold

A well presented four double bedroom detached situated on the popular Marina Gardens development in Duston. The accommodation comprises entrance hall, cloakroom W/C, dual aspect sitting room with bay window and a fitted kitchen/breakfast room with built in appliances and French doors leading onto the garden. To the first floor two double bedrooms, impressive master suite with bay window, en-suite and built in wardrobes and a family bathroom. To the second floor landing with Velux window, space for a desk/study area and two further double bedrooms. Outside to the front and side aspects are easy maintenance gardens, whilst to the rear is an enclosed landscaped garden with gated side access and large paved patio and lawn areas. There is a driveway providing off road parking with a carport leading to a garage. Further benefits include double glazing and gas to radiator heating

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL
Central heating radiator, staircase to first floor landing, doo to

CLOAKS/ W.C
Radiator. Low level WC and wash hand basin.

LOUNGE
16'11" x 12'8"
Dual aspect room with uPVC double glazed window to front and side elevation, Radiator.

KITCHEN/ DINER
16'11" 9'6"
uPVC double glazed windows to front and French doors to garden . A range of wall and base units. Work surfaces. Inset sink and drainer with mixer tap. Built in appliances to include fridge/freezer, dishwasher, double oven with gas hob and extractor.

FIRST FLOOR

LANDING
uPVC double glazed window to rear elevation. Staircase rising to second floor landing. Doors to:

BEDROOM ONE
16'11" x 12'10"
uPVC double glazed windows to front and rear elevations. Two radiators

EN SUITE
Obscure glazed uPVC double glazed window to front elevation. Low level WC, wash hand basin in vanity unit and fully tiled double width shower enclosure.

BEDROOM TWO
10'3" x 9'11"
Double glazed window to front elevation. Radiator.

BATHROOM
Obscure uPVC double glazed window to rear elevation. Double ended free standing bath with mixer tap, elevated wash hand basin and WC. Fully tiled.

SECOND FLOOR

LANDING
Doors to:

BEDROOM THREE
12'11 x 10'3"
Double glazed window to front elevation. Radiator.

BEDROOM FOUR
12'3" x 10"
Double glazed window to front elevation. Radiator.

OUTSIDE

FRONT GARDEN
Tandem length driveway leads to the single garage and gated rear access. Bordered with shrubs. Paved pathway to front door.

REAR GARDEN
Enclosed. Gated side access. Landscaped with stone patio seating areas. Lawn. Raised beds. Door to garage.

COUNCIL TAX
West Northamptonshire Council - Band E

LOCAL AMENITIES
Duston is situated approximately 4 miles from Northampton town centre with good road links to the M1 junction 16 approximately 4 miles away and rail links from Northampton to Euston from Castle Station approximately 3 miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs

HOW TO GET THERE
From Northampton town centre take the Weedon Road to Sixfields and at the roundabout proceed straight over and at the traffic lights turn right into St Crispins Drive. At the roundabout take the second turning right into Kent Road South. Take the first right into Balmoral Close.

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For further information on viewing call 01604 230222