



12 North Meadow View, St Crispins, Duston, Northampton, NN5 4UD

HOWKINS &
HARRISON

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St Crispins, Duston,
Northampton, NN5 4UD

Guide Price: £675,000

A wonderful detached family home occupying a delightful private position affording far reaching views over several miles on the outskirts of St Crispins. The well-appointed interior has been carefully improved and updated during the last 14 or so years and offers immaculate and tastefully presented family living of around 2000 square feet, including three reception rooms, well-appointed and refitted kitchen/breakfast room, five double bedrooms with two refitted en-suite shower rooms as well as a refitted family bathroom. Externally the property occupies a lovely private position on a private driveway serving only one other dwelling and facing onto a pocket park with far reaching views beyond.

Features

- Impressive detached family home
- Three reception rooms
- Well-appointed kitchen/breakfast room
- Five double bedrooms
- Two en-suite shower rooms & family bathroom
- Detached double garage
- Ample parking for several vehicles
- Privately positioned with views



Location

St Crispin is situated approximately two miles west of Northampton town centre and is a popular residential area centred around the former St Crispin Hospital redevelopment. There are local shopping facilities nearby, with more extensive day to day shopping and leisure amenities available within a short distance at Sixfields Leisure Park, where occupiers include Sainsbury's, Boots, Next and Odeon together with a range of restaurants and fitness facilities.

The nearby old village of Duston offers a variety of additional amenities including convenience stores, public houses, cafés, medical facilities and community services. Schooling is well catered for with several primary schools in the area, secondary schooling at Duston School and private education available nearby at Quinton House School.

The area benefits from excellent transport links with convenient access to the M1 motorway at Junctions 15a and 16, together with Northampton railway station providing mainline services to both Birmingham and London Euston.



Ground Floor

Upon entering the property, you are welcomed by a spacious entrance hall with stairs rising to the first floor, access to a refitted cloakroom and doors leading to all principal rooms. The sitting room enjoys a feature Gazco living flame fire with mantel surround together with French doors opening onto the well-tended rear garden. In addition, there are two further reception rooms comprising a dining room and separate study.

The well-appointed refitted kitchen/breakfast room is fitted with a comprehensive range of modern high gloss units complemented by quartz work surfaces and a central island. Integrated appliances include a Neff induction hob with extractor hood over, twin Neff ovens with warming drawers, full height fridge and freezer together with a dishwasher. There is ample space for both dining and informal seating areas, with French doors opening onto the rear garden.

Leading from the kitchen is a useful utility room fitted with a sink unit together with plumbing and space for a washing machine and tumble dryer, housing the gas fired boiler and providing side access to the driveway.





First Floor

A spacious landing enjoys far reaching views as do two of the five bedrooms, a double airing cupboard houses the megaflow water cylinder and offers ample shelving.

The master bedroom has built in wardrobes and a stylish refitted en-suite shower room with rain fall shower over a walk in shower enclosure, vanity unit wash hand basin, WC and a chrome heated towel rail, the guest bedroom also enjoys a refitted en-suite shower room with cubical, vanity unit wash hand basin, WC and a chrome heated towel rail.

There are three further bedrooms and a refitted family bathroom suite with shower cubicle, bath, vanity unit wash hand basin, WC and chrome heated towel rail.



Outside

Upon entering North Meadow View, take the first turning on the right and follow the road to the end where the entrance to a private drive serving just two properties can be found. To the front of the property are well tended gardens laid mainly to lawn with established planting and a seating area ideally positioned to enjoy the west facing sunsets, screened by mature laurel hedging.

There is ample off road parking for several vehicles together with double leaf gates leading to the double garage with electrically operated roller door. Gated pedestrian side access leads to the rear garden, where there is an extensive terrace together with lawned gardens, established planting and enclosed boundaries providing a good degree of privacy.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. [Tel:01604-823456](tel:01604-823456).

Agents Notes

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Fixtures and Fittings

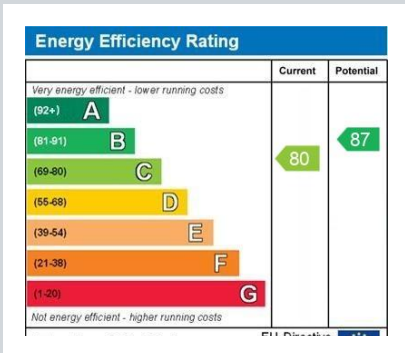
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

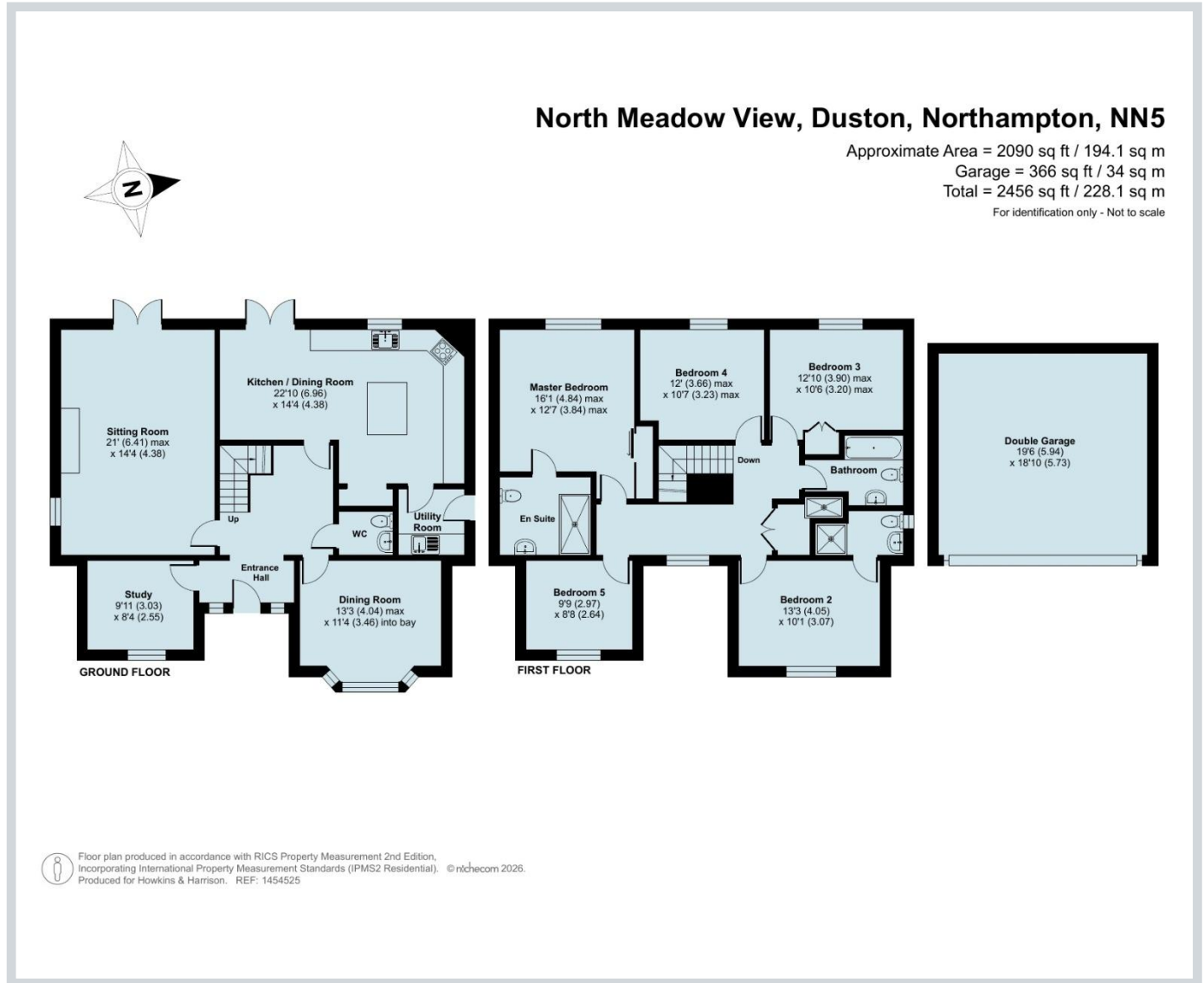
West Northamptonshire Council. Tel:0300-126700
Council Tax Band- F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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