







4 Bedroom House - Detached

located on Cowley Meadow Way, Crick

Offers Over £425,000

UP Estates

4

2

2

B

Offers Over £425,000

- STUNNING FOUR-BED DETACHED HOME
- LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF CRICK
- GARAGE & DRIVEWAY FOR TWO VEHICLES
- LARGE LIVING ROOM & SEPARATE DINING ROOM WITH FRENCH DOORS
- OPEN PLAN KITCHEN/BREAKFAST ROOM WITH SEATING AREA
- UTILITY ROOM WITH SIDE ACCESS
- STUDY/PLAYROOM & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN-SUITE
- ANNUAL ESTATE SERVICE/MAINTENANCE CHARGE OF c.£400

CONTEMPORARY FOUR-BED DETACHED HOME | HIGHLY SOUGHT-AFTER VILLAGE LOCATION | WELL PRESENTED THROUGHOUT | TRULY A WELL CONNECTED PLACE TO LIVE FOR FAMILY & BUSINESS LIFE

This impressive four-bedroom detached property combines modern family living with a highly desirable location, with Crick being well-connected Northamptonshire village, offering excellent amenities including a primary school, village shops, four pubs, a Post Office, and the renowned Crick Marina on the Grand Union Canal. David Lloyd gym is around a 5 min drive away, as well as the local walking distance Holiday Inn gym with swimming pool.

Exceptionally well positioned for commuters, with easy car access to the A5, A14, and in particular M1 (J18) which is just a few mins drive from this property. The nearby town and village of Rugby and Long Buckby both offer excellent train services into central London. Rugby Train Station is around a 15 min drive, and offers direct trains to London in less than an hour, with Long Buckby Train Station being around a 12 min drive, and also providing trains to London on a different line, and often with more affordable fares.

CHECK OUT THE FLOORPLAN - which provides great family living, in brief comprising of living room, which flows into a formal dining room with French doors opening to the rear garden and opening into heart of the home which is a stunning open-plan kitchen/breakfast room with a seating area, complemented by a utility room with side access, a downstairs WC, and a versatile study/playroom—ideal for modern family life.

Upstairs, there are four spacious double bedrooms, including a main bedroom with a private en-suite shower room, along with a modern family bathroom.

Externally, the property benefits from a well-maintained rear garden with a patio area, a garage, and driveway parking for two vehicles.







IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in









this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

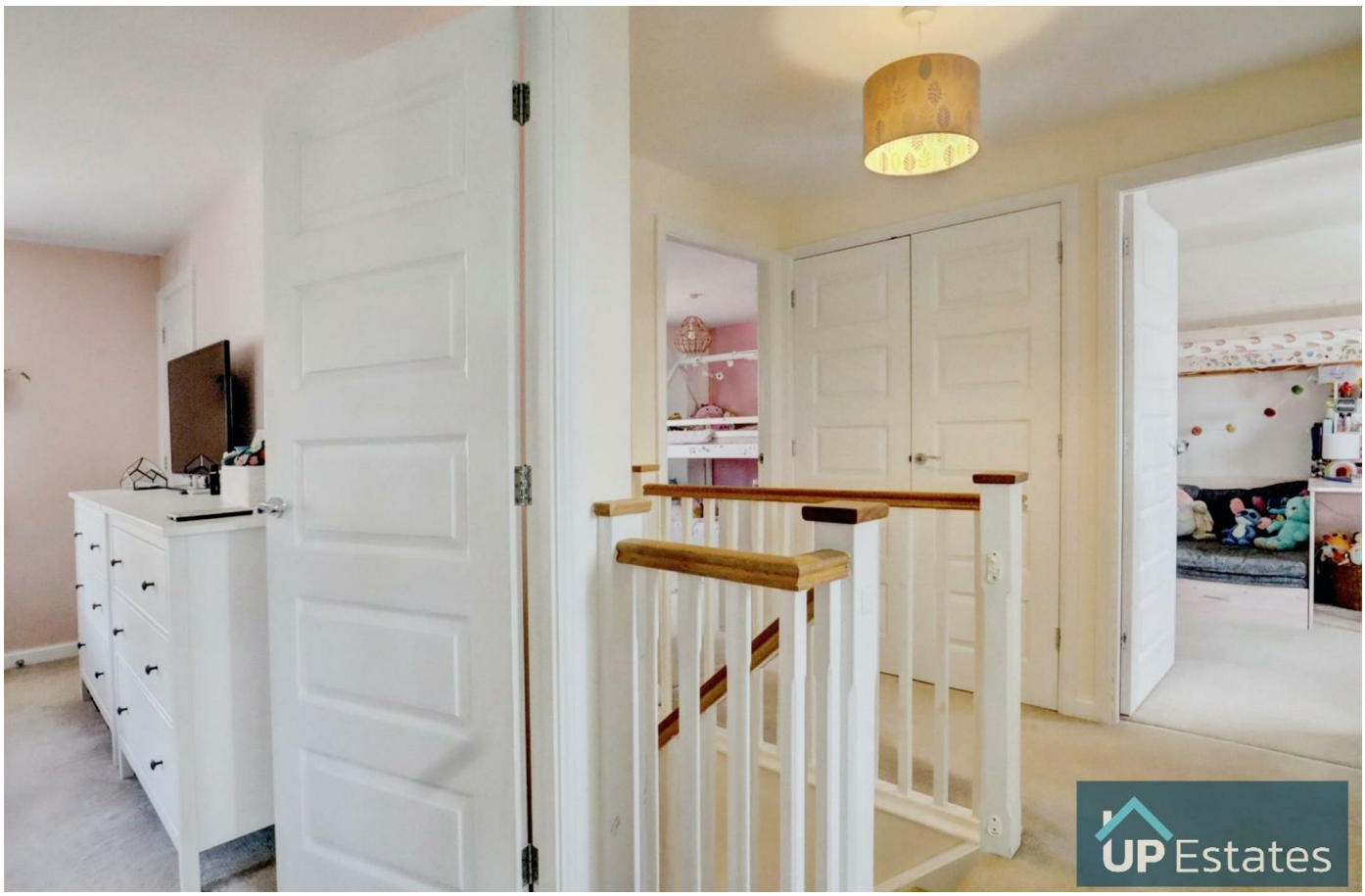
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

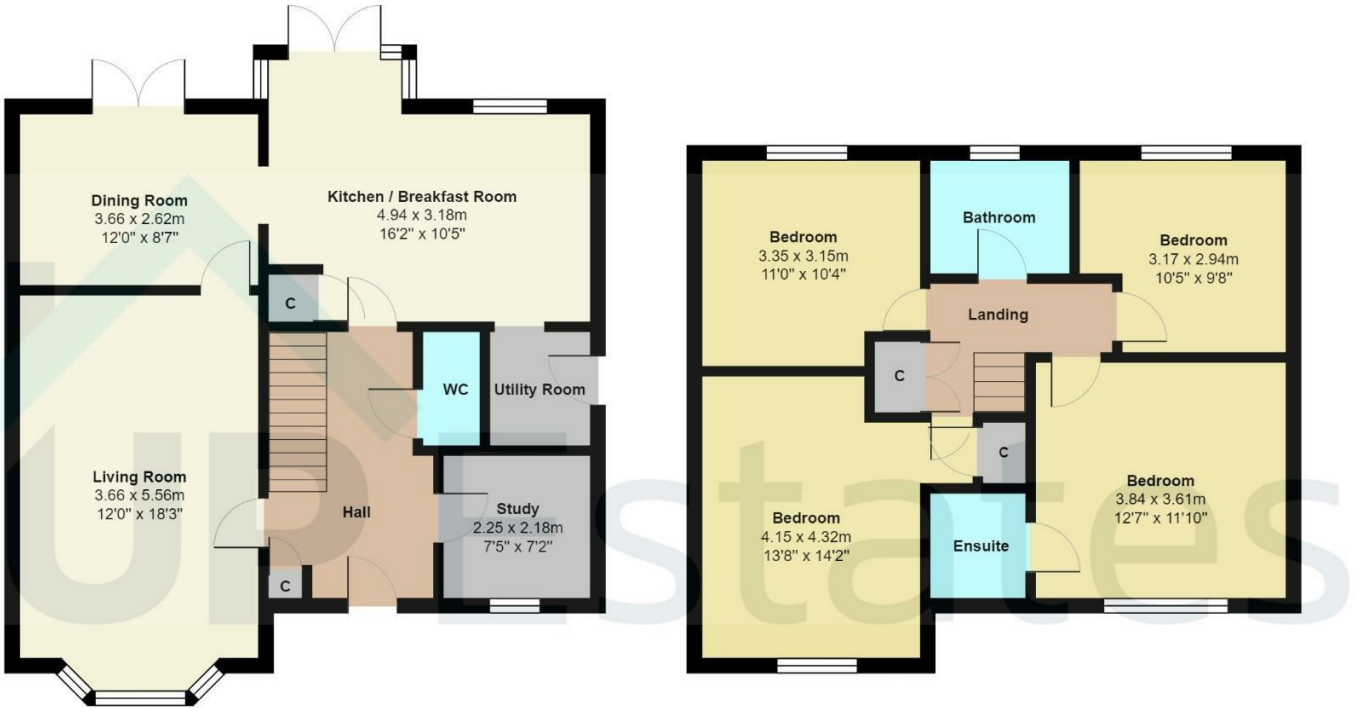
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Cowley Meadow Way, Crick





Total Area: 134.2 m² ... 1445 ft²

All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

UP Estates