



KENT WALK

St Crispin, Northampton, NN5 4UW



DAVID COSBY
ESTATE AGENTS



Kent Walk

St Crispin, Northampton, NN5 4UW

Total GIA Floor Area Exc. Garage | Approx. 119 sqm (1281 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

Features

- Four bedrooms townhouse
- En-suite and family bathroom
- Two reception rooms and ground floor cloak room
- Secure gated access to a tandem car port
- Enclosed rear garden
- Kitchen / Dining Room
- Overlooking a manicured communal garden space
- Close to St Crispin's Shopping Village and St Crispin's Park

Description

This three-storey townhouse in Kent Walk overlooks well-tended communal gardens and is close to the popular St Crispin's Shopping Village, and a tree-lined recreation ground. The property boasts generously sized living spaces with a welcoming reception hall which opens to a family / dining room to the front, and large kitchen / dining room to the rear with French doors to the garden. The kitchen is fitted with cottage style, cream coloured base and wall units with integral appliances including a Bosch double oven, a five-burner gas stove with brushed chrome extractor hood, fridge/freezer, and dishwasher. A convenient cloakroom is also located off the hallway. The first-floor houses a spacious lounge which has good natural lighting from a bay window, and the master bedroom, which is complete with fitted wardrobes and an en-suite shower room. The second-floor features three further bedrooms, with the second and third bedrooms benefiting from built-in wardrobes. The family bathroom is equipped with a white suite, including a bath with shower over. The property also benefits from a front lawn, enclosed rear garden with gated access, and a secure, brick built, tandem-length carport.



The property is located on Kent Walk in the sought after St Crispin development of Duston and has a pleasant outlook onto well-tended communal gardens with manicured hedge rows, pathways, and benches providing for leisurely strolls and relaxation.

The Property

Entrance Hall

The entrance hall is accessed through a part glazed, panel door beneath a projecting canopy. Floors are finished with oak-effect sheet vinyl flooring that extends into the dining room and cloakroom. A flight of quarter-winder stairs with white handrails and balustrades and cut pile carpet leads to the first-floor accommodation. There is a convenient understairs cupboard, equipped with fitted shelving, and panelled doors open to the family / dining room, kitchen / dining room, and cloakroom.

Dining Room

The dining room is located to the front left-hand side of the property and has a bay window with pleasant views overlooking the well-tended communal gardens and recreation ground. Floors are finished with oak effect sheet vinyl and walls are neutrally decorated.

Kitchen

Located at the rear of the property and spanning its full width, the kitchen / dining area is a spacious room featuring double-glazed patio doors that open onto the rear garden. A two-unit window allows for ample natural light and there is a comprehensive range of cream-coloured, cottage-style base and wall units complemented by timber-effect worktops and a stainless steel one-and-a-half sink with drainer. Built-in appliances include a dishwasher, a two-door electric oven, and a five-burner gas hob with a brushed chrome extractor hood above. The floors are laid with ceramic tiles, and the walls are neutrally decorated.

Cloakroom

The ground floor cloakroom is fitted with a close-coupled WC, and ceramic wash hand basin with pedestal and chrome taps. Floors have matching oak effect sheet vinyl and walls are neutrally decorated. Mechanical extract ventilation has been installed.



The Property

First Floor Landing

The galleried landing features white handrails and balustrades, with quarter-winder steps. The floors are finished with cut pile carpet, and panelled doors provide access to the master bedroom and sitting room.

Master Bedroom

The master bedroom is a spacious double bedroom with two separate casement windows overlooking the rear garden, offering excellent natural lighting. The floors are finished with cut pile carpet, and the walls are neutrally decorated. There is a large built-in three-door wardrobe with a clothes rail and upper shelving. A panelled door leads to the en-suite.

Master Bedroom En-Suite

The en-suite is equipped with a three-piece suite, including a one-and-a-half width shower cubicle with a sliding glazed screen, a close-coupled WC, and a ceramic wash hand basin with a pedestal and chrome taps. The floors are covered with neutral sheet vinyl, and the walls are finished with half-height ceramic tiling around the sanitary appliances and full-height tiling in the shower cubicle.

Sitting Room

Situated at the front aspect of the property, the sitting room features a bay window offering pleasant views over the recreation ground and well-tended communal gardens. This expansive room spans the full width of the property, providing an ideal refuge for family entertainment after a hard day's work.



The Property

Second Floor Landing

A galleried landing with cut pile carpets and white timber balustrades and handrails. Panelled doors provide access to the bedrooms and family bathroom.

Bedroom Two

Bedroom two is a well-proportioned double bedroom situated at the rear of the property, overlooking the garden, and offering views towards St. Crispin's Clock Tower. The floors are fitted with matching cut pile carpet, and there is a built-in, part mirrored, three-door wardrobe providing ample storage space, complete with a fitted clothes rail and oak shelving.

Bedroom Three

Bedroom three is a single bedroom located to the front left-hand side of the property, featuring a two-unit window that overlooks the communal garden. One wall is finished with a decorative motif, and there is a built-in, three-door cupboard equipped with a clothes rail and upper shelving.

Bedroom Four

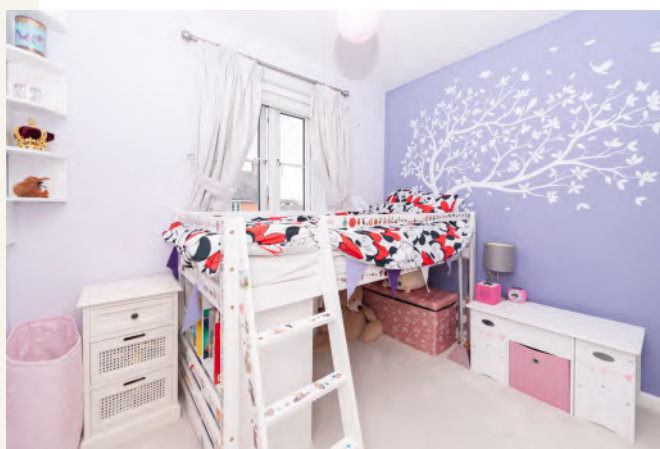
Bedroom four is a single bedroom situated on the front right-hand side of the property, also featuring a two-unit window that overlooks the communal gardens and recreational ground. The floors are fitted with matching cut pile carpet, and the walls are neutrally decorated. Currently, this room serves as a home office.

Family Bathroom

Equipped with a three-piece suite, which includes a wash hand basin with pedestal and chrome mixer tap, a close-coupled WC, and a bath with a shower overhead and a glazed screen. The floors are finished with sheet vinyl, complemented by a heated chrome ladder towel rail. The walls feature half-height ceramic tiling behind sanitary appliances and full-height tiling in the shower area.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to arrange your free property valuation and take the first step towards a successful sale.



Grounds

Front Aspect

The property overlooks a delightful communal garden with well-tended perimeter hedgerows interspersed with walkways and benches. This pleasant area leads to a large, tree-lined recreation ground known as St Crispin's Park. A pathway and step lead to the canopied front entrance of the property, which is illuminated by a traditional coach light, and there is a small lawned area.

Rear Garden

The rear garden features a patio area accessed through French doors from the kitchen/breakfast room. It has a raised, low-maintenance artificial lawn with perimeter timber sleepers. The garden is enclosed by stained close-board timber fencing, and a ledged, framed, and braced gate opens onto a shared footpath that leads to the tandem car port.

Car Port

The property benefits from a tandem-length brick carport under a pitched and tiled roof which has secure gated access from Jack Parnell Close.



Location

The property is located on Kent Walk in the sought after St Crispin development of Duston and has a pleasant outlook onto well-tended communal gardens with manicured hedge rows, pathways, and benches providing for leisurely strolls and relaxation. For the more energetic the property is also close to St Crispin's Park where a wide range of sporting activities and recreation can be enjoyed. There is convenient access to a variety of amenities including an assortment of retail at St Crispin's Shopping Village, a dental surgery, medical facilities, schools catering to all age groups, and frequent bus services connecting to Northampton Town Centre and the train station.

Further amenities can be found within Duston village which include a grocery store, a bakery, a newsagent, public houses, and various artisan shops and services. It is a pleasant and very practical place for everyday living, with most needs catered for within the community.

The area is also well served in terms of schooling with a well-regarded primary school and nursery. The Duston School, providing further education from primary to secondary levels and, for those considering independent education, Quinton House School is an option in the nearby area.

Transport links are good for commuters, with easy access to the M1 and a bus service to Northampton, where there is a train station with connections to Birmingham and London.

For outdoor activities, there are a good variety of nearby local walks and parks, and the proximity of Sixfields Leisure retail park adds a variety of entertainment options with shopping, restaurants, cinema, and of course Northampton Town Football Club – 'The Cobblers', and Northampton Rugby Football Club – 'The Saints'.

Property Information

Tenure: Freehold

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, and Electricity

Council Tax: Band D **EPC:** Rating C

Management Company: Yes **Maintenance / Service Charge:** Yes

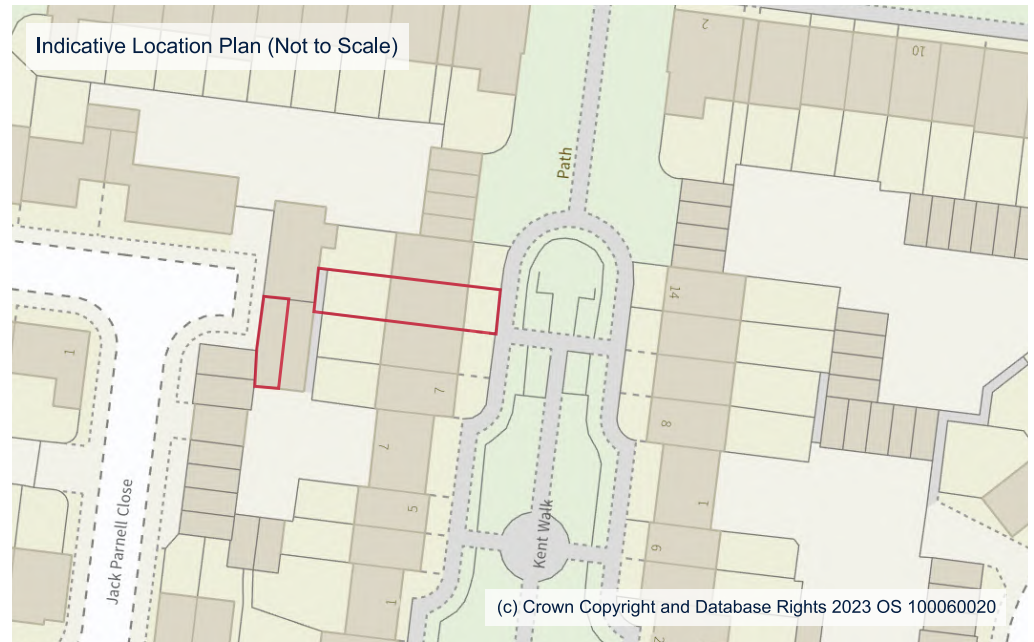
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

St Crispin's Clock Tower



Indicative Location Plan (Not to Scale)



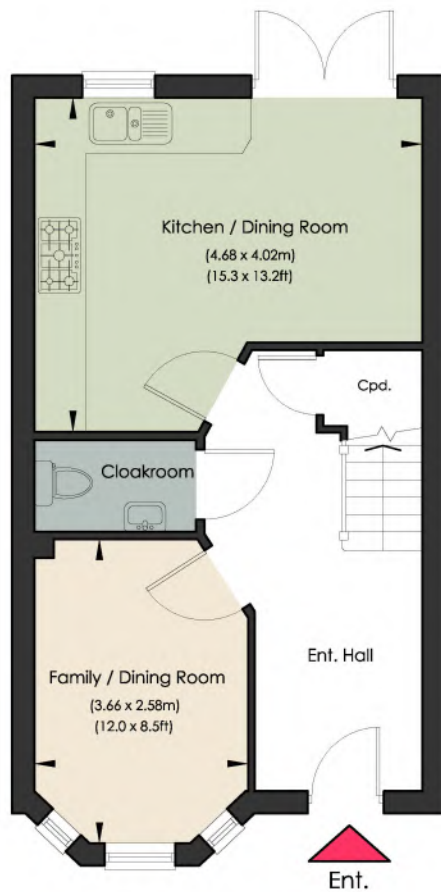
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Approximate GIA (Gross Internal Floor Area) Exc. Garage = 119 sqm (1281 sqft)



David Cosby Chartered Surveyors & Estate Agents

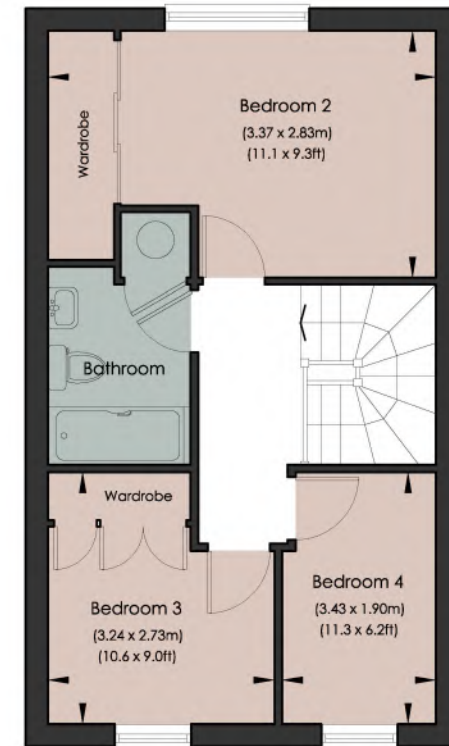
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 40 sqm (431 sqft)



FIRST FLOOR GIA = 40 sqm (431 sqft)



SECOND FLOOR GIA = 39 sqm (420 sqft)



ST CRISPIN

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