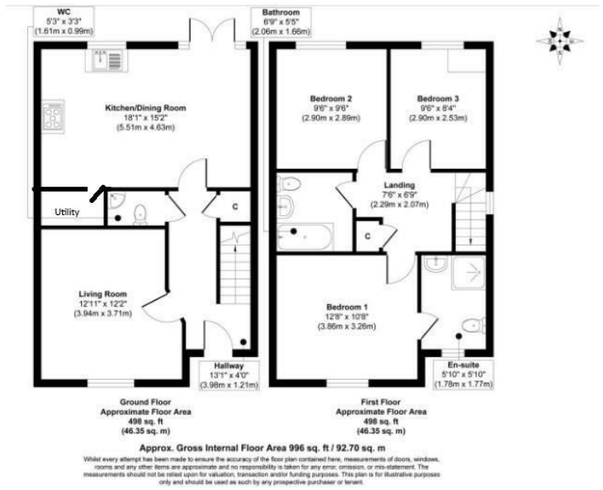
1 Pemberley Walk, Northampton, NN5 4FW

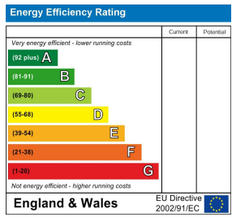


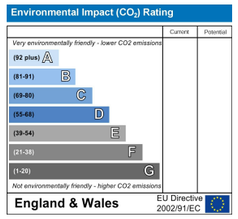


£340,000

Very well presented three bedroom detached home within the popular Marina Park development in St. Crispin, the property is conveniently located within close proximity to local schools and shops along with all the amenities at Sixfields Leisure Park. The current maintained the accommodation to a high standard. The accommodation comprises entrance hall, living room, kitchen/dining room, utility, Ground floor Cloakroom with WC, Three double bedrooms, en suite to bedroom one and a separate family bathroom. Outside there is a low maintenance rear garden and there is a single garage and parking to the front.

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Accommodation

Ground Floor

Entrance Hall
Enter via a UPVC double glazed front door, access door to the garage and door to

Lounge
12'09" x 12'03"
UPVC double glazed window to the front, double radiator



Kitchen/Diner
18'01" x 9'02"
Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances include double oven, hob, extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, UPVC double glazed window to the rear, gas wall mounted combi boiler housing cupboard, UPVC double glazed french doors to the rear garden.



Utility
6'06" x 5'04"
Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, space for tumble dryer, space for washing machine

First Floor

Landing
Storage cupboard, loft access and doors leading to:-

Bedroom One
12'08" x 10'09"
Double radiator, UPVC double glazed window to the front and door to

En- suite
13'1'"19'8"" x 6'6'"22'11""
Refitted suite comprising WC, wash hand basin in vanity unit, walk in shower with glass screen and rain head and hand held shower attachment, half tiled, radiator and UPVC double glazed window with obscure glass to the side and extractor.



Bedroom Two
9'07" x 9'06"
UPVC double glazed window to the rear and radiator.

Bedroom Three
9'08" x 8'02"
UPVC double glazed window to the rear and radiator.

Bathroom
6'09" x 5'07"
Suite comprising WC, wash hand basin, panelled bath, tiled splashbacks, radiator and UPVC double glazed window with obscure glass to the side.

Outside



Front Garden
A Tarmacadam driveway giving off road parking and leading to the integral garage.

Rear Garden
The landscaped rear garden has a large stone patio area, lawn, flower and shrub borders, bushes and trees, shed, enclosed by wood panel fencing and secure gated access at the side from front to rear. The rear garden enjoys a sunny aspect and privacy.

Services
Main drainage, gas, water and electricity are connected.

Council Tax
West Northamptonshire Council - Band D

Local Amenities
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.

How To Get There
From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the roundabout junction with Upton Way. Continue straight over signposted towards Daventry along the A45 Weedon Road dual carriageway and turn right at the next traffic lights onto St Crispins Drive. At the roundabout take the second exit onto Kent Road South and then right onto Balmoral Close and follow it round onto Pemberley Walk where the property will be found on your left hand side.