



GREENER **Country** HOUSES & COTTAGES



22 Berrywood Drive, St Crispin, Northampton, NN5 6GB

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A modern and spacious five bedroomed detached family home situated on a quiet road in the popular residential area of St Crispin, Duston. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and utility room. To the first floor there are three bedrooms with ensuite to bedroom one and bedroom two and a family bathroom, to the second floor there are two further double bedrooms and a family bathroom. Outside there is a front garden, a driveway giving off road parking and leading to the detached double garage and the good sized rear garden is mainly laid to lawn with secure rear access and enjoys a sunny aspect and privacy.

Price £449,500 Freehold

ACCOMMODATION

ENTRANCE HALL

14'9 x 6'5

Enter via a UPVC double glazed front door with window above, stairs to first floor, under stairs storage cupboard, radiator and doors leading to:-

LOUNGE

24'8 x 12'4

UPVC double glazed bay window to the front, gas pebble effect fire with stone hearth and surround, three radiators and UPVC double glazed French doors to the rear garden. A door leads to:-

KITCHEN/DINER

16'2 x 10'5

Fitted with a range of base and eye level units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for dishwasher and space for fridge/freezer. UPVC double glazed window to rear and UPVC double glazed door to the rear garden. A further door leads to:-



UTILITY ROOM

6'0 x 5'8

Fitted with a range of base and eye level units, modern worktops, stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine, space for dryer, gas wall mounted boiler, radiator, extractor, door to the side and door to:-

CLOAKROOM

Suite comprising WC, wash hand basin, radiator and extractor.

STUDY

11'0 x 9'9

UPVC double glazed bay window to the front and double radiator.

FIRST FLOOR

LANDING

16'3 x 6'3

Airing cupboard housing the hot water tank, radiator, stairs to second floor, UPVC double glazed window to the front and doors leading to:-

BEDROOM ONE

14'9 x 12'5

Built in double wardrobe, radiator, UPVC double glazed window to the rear and door to:-



ENSUITE

8'2 x 6'8

Suite comprising WC, wash hand basin, panelled bath, double shower with glass folding door, shower, tiled splashbacks, extractor and UPVC double glazed window with obscure glass to the rear.



BEDROOM TWO

13'2 x 10'0

UPVC double glazed window to the front, radiator and door to:-



ENSUITE

7'4 x 5'0

Suite comprising WC, wash hand basin, double shower cubicle with glass folding door, shower, tiled splashbacks, extractor, radiator and UPVC double glazed window with obscure glass to the rear.

BEDROOM THREE

12'4 x 9'6

UPVC double glazed window to the front with radiator.

BATHROOM

9'3 x 5'6

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, half tiled, double radiator, extractor and UPVC double glazed window with obscure glass to the rear.



SECOND FLOOR

LANDING

Doors leading to:-

BEDROOM FOUR

17'7 x 12'5

UPVC double glazed window to the front, Velux roof window to the rear, under eaves storage cupboard and radiator.



BEDROOM FIVE

17'7 x 10'11

UPVC double glazed window to the front, radiator and Velux roof window to the rear.



BATHROOM

7'6 x 5'7

Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, half tiled, radiator, extractor and Velux roof window to the rear.

OUTSIDE

FRONT GARDEN

With flower, shrubs and bushes and a pathway leading to the front door. Secure gated access to the side from front to rear.

REAR GARDEN

The good sized rear garden is mainly laid to lawn with a patio area, flower and shrub borders, mature bushes and trees. Vehicular access to the rear through two centre wooden gates opening onto a tarmac driveway giving off road parking for several cars and leading to the double detached garage. The rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and privacy.

DOUBLE DETACHED GARAGE

Two up and over doors, power and lighting.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

In Kent Road there is a One Stop Store, coffee shop and takeaway restaurants. Within Duston 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

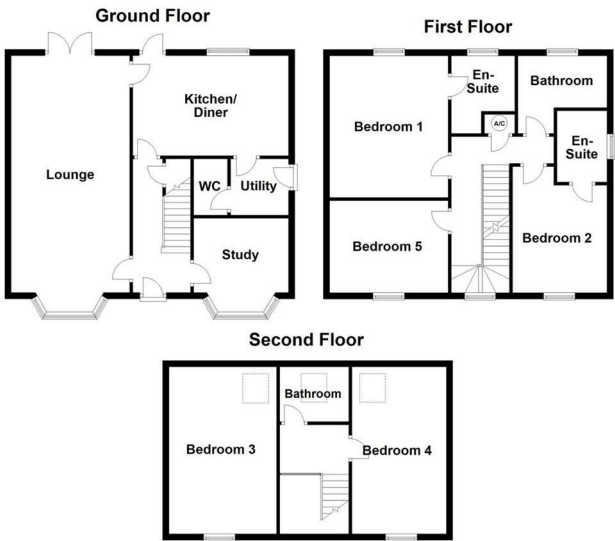
From Northampton town centre proceed in a westerly direction along the A5400 Weedon Road to the traffic light junction with Duston Road. Take the right turning and proceed up the hill to the next traffic light junction. Turn left onto Bants Lane and immediately right at the next set of traffic lights onto Main Road. Follow Main Road as it leads through the centre of old Duston. At the mini roundabout junction with Berrywood Road turn left onto Berrywood Road and follow this road continuing past Duston School on the right hand side and take the next turning left into Berrywood Drive. Continue along this road where the property can be found on the right hand side just after the turning to St Crispin Crescent.

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