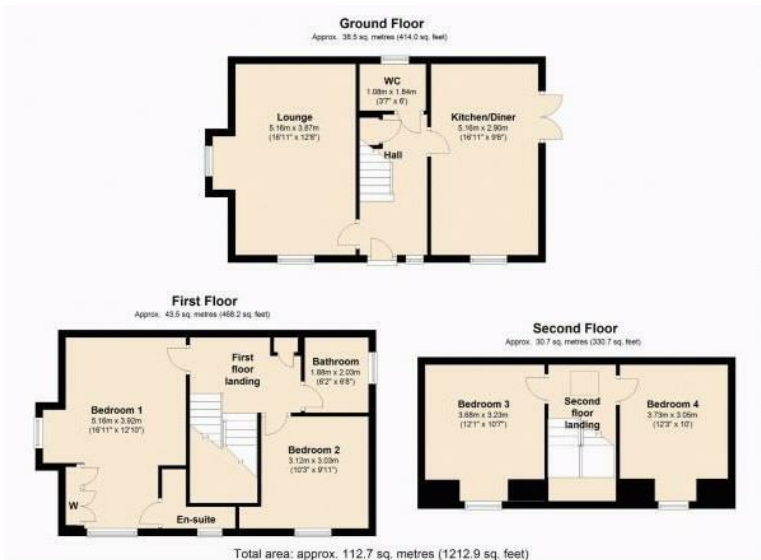




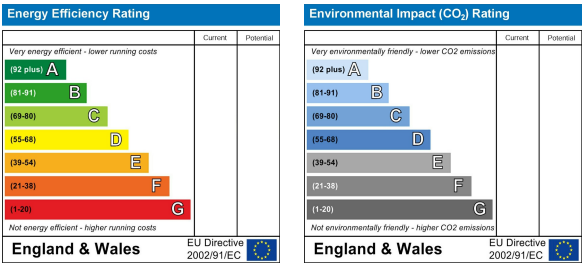
1 Balmoral Close, St Crispin, Northampton, NN5 4WA



£400,000 Freehold

A well presented four double bedroom detached situated on the popular Marina Gardens development in Duston. The accommodation comprises entrance hall, cloakroom W/C, dual aspect sitting room with bay window and a fitted kitchen/breakfast room with built in appliances and French doors leading onto the garden. To the first floor two double bedrooms, impressive master suite with bay window, en-suite and built in wardrobes and a family bathroom. To the second floor landing with Velux window, space for a desk/study area and two further double bedrooms. Outside to the front and side aspects are easy maintenance gardens, whilst to the rear is an enclosed landscaped garden with gated side access and large paved patio and lawn areas. There is a driveway providing off road parking with a carport leading to a garage. Further benefits include double glazing and gas to radiator heating

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Central heating radiator, staircase to first floor landing, door to

CLOAKS/W.C

Radiator. Low level WC and wash hand basin.

LOUNGE

16'11" x 12'8"

Dual aspect room with uPVC double glazed window to front and side elevation, Radiator.



KITCHEN/ DINER

16'11" 9'6"

uPVC double glazed windows to front and French doors to garden. A range of wall and base units. Work surfaces. Inset sink and drainer with mixer tap. Built in appliances to include fridge/freezer, dishwasher, double oven with gas hob and extractor.



FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation. Staircase rising to second floor landing. Doors to:

BEDROOM ONE

16'11" x 12'10"

uPVC double glazed windows to front and rear elevations. Two radiators



EN SUITE

Obscure glazed uPVC double glazed window to front elevation. Low level WC, wash hand basin in vanity unit and fully tiled double width shower enclosure.

BEDROOM TWO

10'3" x 9'11"

Double glazed window to front elevation. Radiator.



BATHROOM

Obscure uPVC double glazed window to rear elevation.

Double ended free standing bath with mixer tap, elevated wash hand basin and WC. Fully tiled.

SECOND FLOOR

LANDING

Doors to:

BEDROOM THREE

12'11" x 10'3"

Double glazed window to front elevation. Radiator.



BEDROOM FOUR

12'3" x 10"

Double glazed window to front elevation. Radiator.

OUTSIDE



FRONT GARDEN

Tandem length driveway leads to the single garage and gated rear access. Bordered with shrubs. Paved pathway to front door.

REAR GARDEN

Enclosed. Gated side access. Landscaped with stone patio seating areas. Lawn. Raised beds. Door to garage.

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Duston is situated approximately 4 miles from Northampton town centre with good road links to the M1 junction 16 approximately 4 miles away and rail links from Northampton to Euston from Castle Station approximately 3 miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs

HOW TO GET THERE

From Northampton town centre take the Weedon Road to Sixfields and at the roundabout proceed straight over and at the traffic lights turn right into St Crispins Drive. At the roundabout take the second turning right into Kent Road South. Take the first right into Balmoral Close.

DOISB24082026/0452

For further information on viewing call 01604 230222