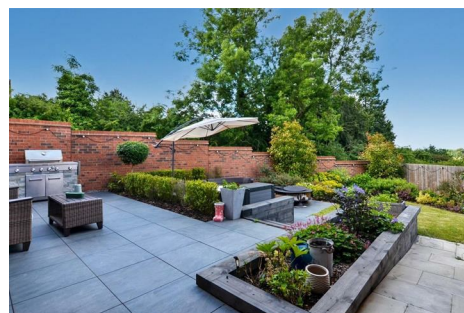


**17 Sessions Way  
St Crispin  
NORTHAMPTON  
NN5 4GT**

**£575,000**



- FIVE BEDROOM DETACHED TOWNHOUSE
- UPGRADED KITCHEN/DINER WITH AEG APPLIANCES
- SECLUDED POSITION
- THREE BATHROOMS
- LANDSCAPED REAR GARDEN

- SOLAR PANELS & BATTERIES
- DOWNSTAIRS W.C. / UTILITY ROOM
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- DOUBLE GARAGE WITH ELECTRIC DOOR
- ENERGY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in a private position at the end of a quiet cul-de-sac, this impressive family home - built in 2022 - offers modern living with a host of premium upgrades. These include solar panels, air conditioning, an enhanced kitchen and bathrooms, and an electric car charging point.

The spacious and well-designed layout comprises an entrance hall, a dual aspect lounge, a stylish kitchen/diner fitted with AEG appliances and granite work surfaces, a separate study, and a convenient utility room with W.C. on the ground floor.

Upstairs, the first floor features a luxurious master bedroom complete with a dressing room and en-suite, two additional bedrooms, and a contemporary family bathroom. The second floor offers two further bedrooms (bedrooms two and five) and a modern shower room.

Outside, the property boasts a generous driveway with parking for approximately five vehicles, along with a large double garage featuring an electric door. The enclosed rear garden is beautifully landscaped and enjoys far-reaching views, providing a perfect setting for relaxation and outdoor entertaining.

Additional benefits include double glazing throughout and efficient gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, luxury vinyl flooring, stairs rising to first floor, storage cupboard, doors to all rooms.

### **Lounge**

15'6" x 10'11" (4.74 x 3.34)

Dual aspect windows to front and side, air conditioning unit, luxury vinyl flooring, double doors leading to kitchen/diner.

### **Kitchen/Diner**

27'4" x 9'2" (8.34 x 2.81)

### **Diner**

Windows and French doors leading to rear garden, luxury vinyl flooring, open plan to kitchen area.

### **Kitchen**

Fitted with a range of wall and base level units with granite work surfaces over, stainless steel sink with mixer tap over, five ring gas hob with extractor hood over, built in double electric ovens, built in dishwasher, built in fridge/freezer, granite splash backs, under unit lighting, spot lighting, window to rear aspect, French doors leading to rear garden, extractor fan, luxury vinyl flooring.

### **Utility/W.C**

Wall and base level units with work surfaces over, luxury vinyl flooring, sink and drainer unit, low level W/C.

### **Study**

7'7" x 8'11" (2.32 x 2.74)

Dual aspect windows to front and side, luxury vinyl flooring.

## **First Floor**

### **Landing**

Stairs rising to second floor, doors to all rooms, airing cupboard.

### **Bedroom One**

13'0" x 10'11" (3.97 x 3.34)

Window to front aspect, air conditioning unit, opening to dressing room.

### **Dressing Room**

Built in wardrobe with mirrored sliding doors, door to en suite.

### **En Suite**

Fitted with a three piece suite comprising low level W/C, vanity unit with mounted sink, double shower cubicle with fitted shower over, full height splashbacks, tiled flooring, obscure window to rear aspect, extractor fan, spotlights.

### **Bedroom Three**

9'0" x 12'11" (2.75 x 3.96)

Window to front aspect, fitted wardrobes with mirrored sliding doors.

### **Bedroom Four**

9'10" x 8'3" (3.01 x 2.53)

Window to rear aspect.

### **Bathroom**

Fitted with a three piece suite comprising low level W/C, vanity unit with mounted sink, paneled bath with fitted shower over, full height tiled splashbacks, obscure window to rear aspect, extractor fan.

## **Second Floor**

### **Landing**

Sky light, doors to all rooms.

### **Bedroom Two**

15'1" x 10'10" (4.61 x 3.32)

Dual aspect, windows to side and front, air conditioning unit, skylight window to rear.

### **Bedroom Five**

12'0" x 9'1" (3.66 x 2.77)

Window to front aspect.

### **Shower Room**

Fitted with a three piece suite comprising low level W/C, vanity unit with mounted sink, shower cubicle with fitted shower, full height tiling to all walls, skylight to rear, chrome towel radiator.

### **Externally**

#### **Front Garden**

Driveway providing off road parking for approximately five vehicles, double garage, lawn area with path to front door.

**Garage**

19'11" x 21'1" (6.09 x 6.44)

Double garage with full width electric door, power and lighting connected, eaves storage.

**Rear Garden**

Landscaped rear garden with patio and lawn area, various borders with established plants and shrubs, enclosed by timber fencing and brick wall, gated side access, electric retractable canopy.

**Agents Notes**

Council Tax Band: F



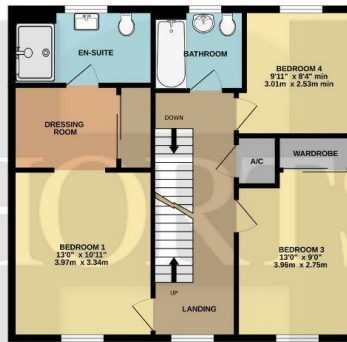




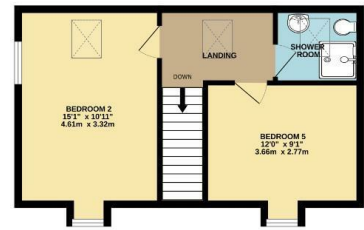
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.