1 Balmoral Close
St Crispins
NORTHAMPTON
NN5 4WA

£390,000









- ATTRACTIVE STONE BUILT HOME
- SUPERB KITCHEN/DINER
- GARAGE
- ENSUITE TO MAIN BEDROOM
- FOUR DOUBLE BEDROOMS
- SOUTH-EAST REAR GARDEN
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

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A particularly attractive stone built four double bedroom detached family home, occupying a corner position on the popular Marina Gardens development at St Crispins. Built by Persimmon Homes to their sought after Poppy design, this is one of only two properties of this particular style on the entire development, offering spacious and versatile accommodation arranged over three floors.

The ground floor is centred around an excellent kitchen/dining room, providing plenty of space for a large dining table and making it ideal for both family life and entertaining. French doors open directly onto the rear garden, while the generous dual aspect lounge provides a separate and comfortable living space. The entrance hall and cloakroom/WC complete the ground floor. On the first floor is the particularly impressive principal bedroom, a substantial dual aspect room with built in wardrobes and its own en-suite shower room. There is a further double bedroom together with the family bathroom. The second floor provides two additional double bedrooms and a spacious landing with natural light and room to create a useful study/home-working area, adding further flexibility to the accommodation.

Outside, the enclosed south east facing rear garden offers a paved entertaining area and lawn, with gated side access. A driveway provides off road parking for two vehicles and leads to the single garage.

The property is ideally positioned for families, with a wooden children's play park approximately two minutes' walk away, along with good access to local schooling, amenities and transport links.

A distinctive and generously proportioned family home in a highly convenient location. Early viewing is highly recommended.

Ground Floor

Entrance Hall
Entered via a composite entrance door with obscure glazed insert. Stairs rising to the first floor, radiator and Amtico wood-effect flooring. Doors to the lounge, kitchen/dining room and cloakroom/WC.

Lounge
5.16m x 3.87m (16'11" x 12'8") A spacious dual aspect reception room with bay window, additional double glazed window, radiators and television point.

Kitchen/Diner
5.16m x 2.90m (16'11" x 9'6") An excellent entertaining and family space fitted with a range of base and eye-level units with work surfaces over and one-and-a-half bowl sink and drainer. Integrated appliances include oven, gas hob with extractor over, fridge/freezer, dishwasher and washing machine. Double glazed window and French doors opening directly onto the rear garden. Amtico wood-effect flooring and radiator.

Cloakroom/WC
Fitted with a low level WC and pedestal wash hand basin. Obscure double glazed window, radiator and Amtico wood effect flooring.

First Floor

Landing
Doors to the bedrooms and family bathroom, airing cupboard, radiator and stairs rising to the second floor.

Bedroom One
5.16m x 3.92m (16'11" x 12'10") An impressive and particularly spacious principal bedroom with dual aspect windows, built-in wardrobe, radiators and door leading to the en-suite.

Ensuite
Fitted with a shower enclosure and low level WC, with obscure double glazed window and Amtico wood effect flooring.

Bedroom Two
3.12m x 3.03m (10'3" x 9'11") A good sized double bedroom with double glazed window and radiator.

Family Bathroom
1.88m x 2.03m (6'2" x 6'8") Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Obscure double glazed window, radiator and Amtico wood effect flooring.

Second Floor

Second Floor Landing / Study Area
A particularly useful landing with natural light and sufficient space for a desk, creating an ideal home office or study area. Doors lead to bedrooms three and four.

Bedroom Three
3.68m x 3.23m (12'1" x 10'7") Double bedroom with double glazed window and radiator.

Bedroom Four
3.73m x 3.05m (12'3" x 10'0") A further double bedroom with double glazed window and radiator.

Externally

Driveway & Garage
A private driveway provides off road parking for two vehicles and leads to the single garage.

Garage 5.64m x 2.72m (18'6" x 8'11") With up-and-over door, power and lighting connected.

Rear Garden
The enclosed south-east facing rear garden has been arranged for relatively easy maintenance, with a generous paved patio providing an excellent space for outside dining and entertaining, leading onto the lawn. The garden is enclosed by walling and timber fencing with gated side access.

Agents Notes
West Northamptonshire Council

Council tax Band: E











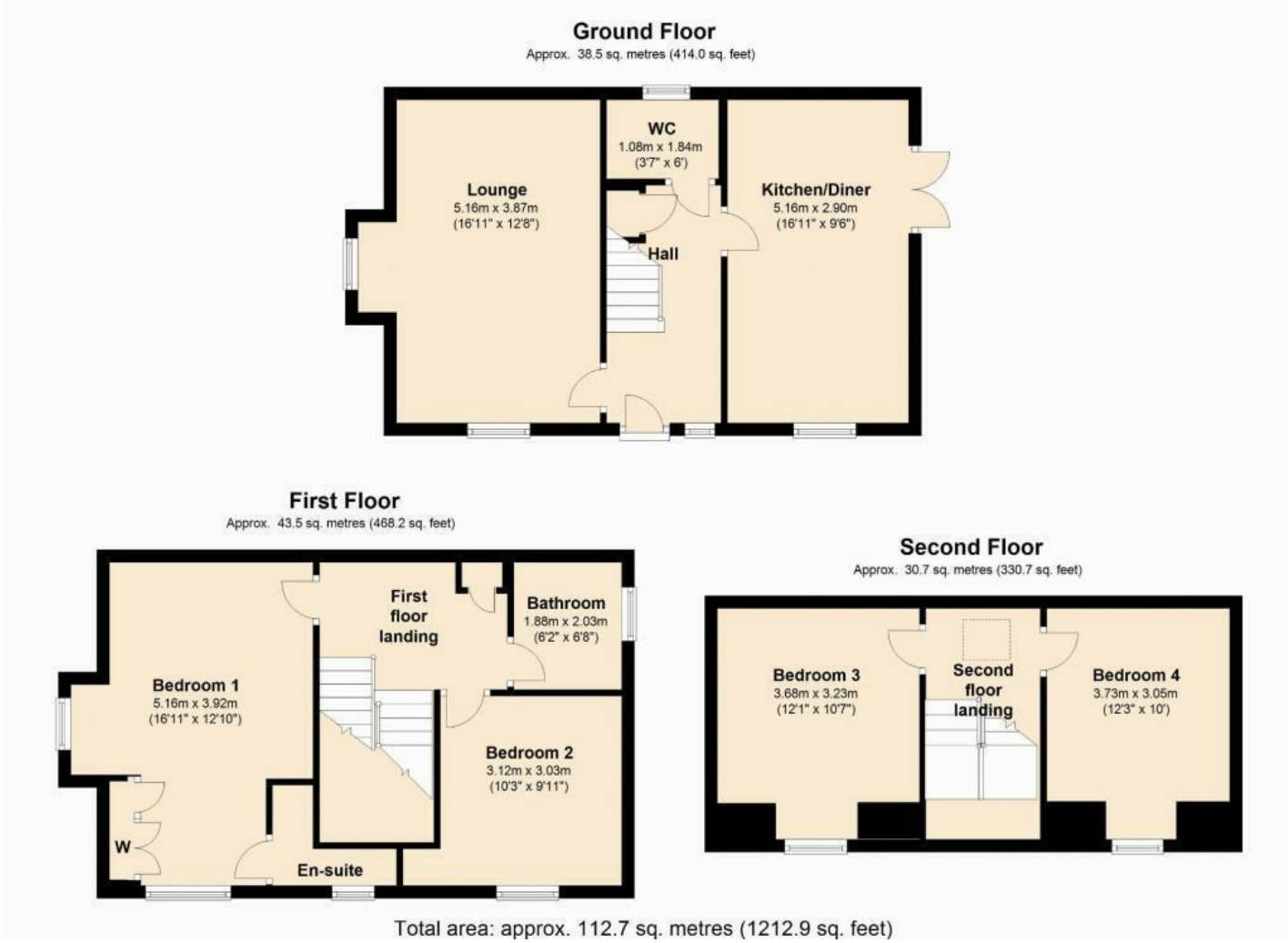


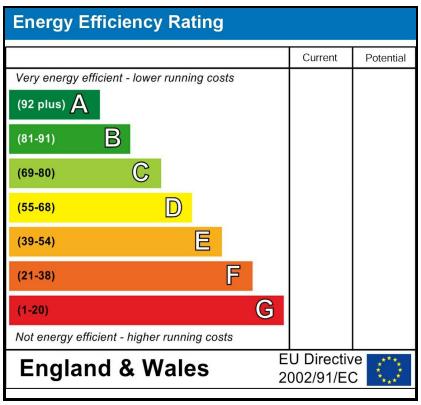


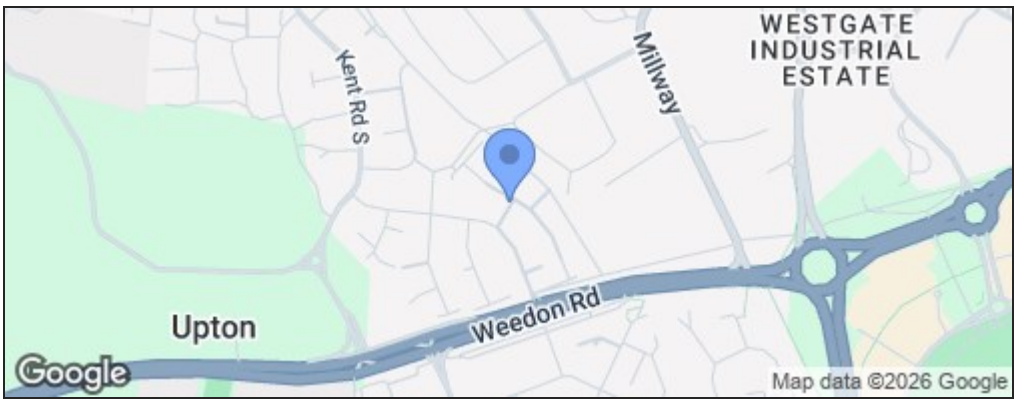





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