



**5 CRICKLADE CLOSE**  
Langlands, Northampton, NN3 3HE



**DAVID COSBY**  
ESTATE AGENTS



# 5 Cricklade Close

Langlands, Northampton, NN3 3HE

Total GIA Floor Area | Approx. 104 sqm (1119 sqft)



2 Bedrooms



1 Reception



1 Bathroom

## Features

- Detached family home
- Popular location
- Built-in Kitchen appliances
- Integral garage with power and lighting
- 3 Bedrooms
- Large conservatory
- Rear garden
- Off-road parking

## Description

5 Cricklade Close is a 3-bedroom detached family home located in the popular Abington Vale area of Northampton. The property is of buff facing brick construction, beneath pitched and tiled roofs and benefits from off-road parking with an integral garage and gated side access to a well-tended rear garden.

Ground floor accommodation includes an entrance porch, open-plan sitting room/dining room, kitchen, and conservatory. At first floor there are three Bedrooms and a Family Bathroom



Located in the Langlands area of Northampton, 5 Cricklade Close is conveniently situated at the end of a cul-de-sac, close to local amenities and schools, including the popular Northampton School for Boys and Abington Park, the town's oldest park dating back to 1897.

# The Property

## Sitting Room

The sitting room is located to the front aspect of the property and has a three-unit casement window providing natural lighting. Walls are neutrally decorated, and perimeter ovolo covings have been formed. There is a feature brick faced fireplace with marble hearth which is currently blocked, and the gas supply pipework capped off. Floors are finished with cut pile carpet and there is a straight flight of stairs leading to the first-floor accommodation.

## Dining Area

Located to the rear of the sitting room the dining area has patio doors opening to the conservatory and provides a good space for entertaining. A panelled door from the dining room opens to the kitchen.

## Kitchen

The kitchen is located to the rear left-hand side of the property and has natural lighting from a top hung window above the kitchen sink. The kitchen is fitted with a good range of contemporary base and wall units with built-in four-burner gas hob with extractor hood and light over, two-door electric oven, washing machine, dishwasher, and fridge/freezer. Floors are finished with oak effect sheet vinyl and a glazed door opens to the conservatory.

## Conservatory

The Edwardian-style Conservatory is built off facing brick walls with perimeter double-glazing incorporating top-hung opening casements. French doors open onto the patio and floors are finished with ceramic tiles.



# The Property

## First Floor Landing

The galleried first floor landing has ranch style balustrades to the stairs and cut pile carpet to the floors. Walls are neutrally decorated and panelled doors open to the main bedrooms and bathroom with top-lights over to provide natural lighting throughout the first-floor areas. An alcove has been formed over the stairs and a hinged ceiling hatch provides access to the roof void.

## Bedroom One

A good-sized double bedroom with extensive, built-in storage space and a three-unit window overlooking the rear garden. Perimeter profiled dado rails have been installed and floors are finished with cut pile carpet.

## Bedroom Two

Bedroom two is located to the front right-hand side of the property and is a double bedroom with three-unit window overlooking the front aspect. Floors are finished with cut pile carpet.

## Bedroom Three

Bedroom three is a single bedroom located to the front left-hand side of the property with casement window and cut pile carpet.

## Bathroom

The bathroom has a three-piece suit comprising close-coupled WC, ceramic wash hand basin with pedestal, and bath with shower over and concertina screen. Natural lighting is provided by a frosted casement window to the rear, and floors are finished with oak effect sheet vinyl. Walls have half-height ceramic tiles behind the wash hand basin and WC, and full height ceramic tiling around the bath/shower. There is a large laundry cupboard with slatted pine shelves.



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CHARTERED SURVEYORS



# Grounds

## Front Aspect

The property has a drop-curb providing vehicular access to a gravelled front garden where off-road parking is available. The gravelled drive extends to the integral single garage and a pathway leads to the main front entrance door and also extends along the side elevation providing gated access to the rear garden.

## Rear Garden

The two-tiered rear garden is a delightful space which has been well maintained by the current owner and features a patio area with brick retaining wall and steps leading up to a central lawn. A pathway extends either side of the Edwardian-style Conservatory and there is a useful storage shed to the rear left-hand side of the garden.

## Garage

The integral garage has an aluminium up-and-over door and is fitted with lighting and power. There is a useful work bench to the rear.



## Location

Located in the Langlands area of Northampton, 5 Cricklade Close is conveniently situated at the end of a cul-de-sac, close to local amenities and schools, including the popular Northampton School for Boys and Abington Park, the town's oldest park dating back to 1897.

Abington Park has landscaped grounds extending to approximately 100 acres and is situated on the remains of a medieval village with some buildings surviving over seven centuries. This historic park offers residents a scenic space for leisure and recreation, with its extensive landscaped grounds, two lakes, and a variety of amenities. There are two lakes, a café, fitness trail, sports facilities and play area. Events are held in the park over the summer months in the 500-year-old museum and music events are staged from the beautiful octagonal band stand.

The property's location allows for easy commuting, with direct trains from Northampton Railway Station to London Euston and quick access to the M1 motorway.

In addition to Northampton School for Boys there is primary schooling available at Abington Vale and Bridgewater, both of which are close by, and have Good or Outstanding Ofsted ratings. Private schools include Quinton House, Wellingborough, and Northampton High School for Girls.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band C    **EPC:** Rating TBC

### Disclosure:

We wish to inform prospective buyers that the vendor of this property is a relative of an employee of David Cosby Chartered Surveyors & Estate Agents. This disclosure is made in the interest of full transparency and in accordance with professional standards of practice.

### Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Abington Park



Indicative Site Plan (not to scale)





# 5 Cricklade Close, Northampton, NN4 6DW

Approximate GIA (Gross Internal Floor Area) = 104 sqm (1119 sqft)

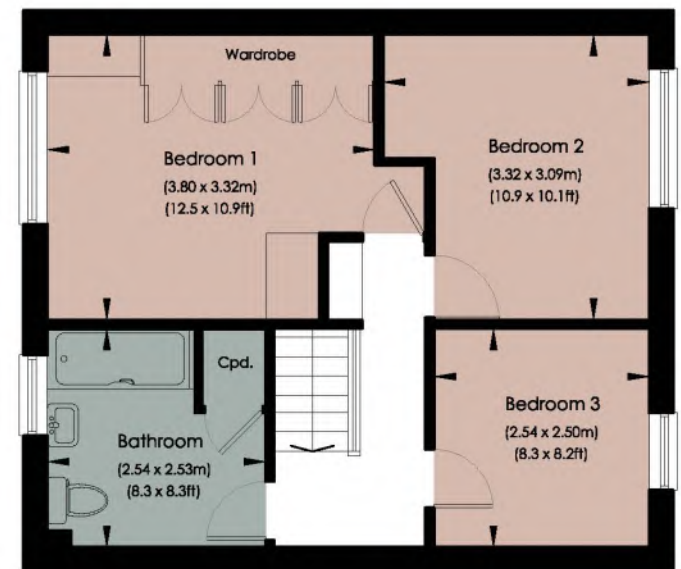


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA (Inc. Conservatory & Garage) = 62sqm (667sqft)



FIRST FLOOR GIA = 42sqm (452sqft)



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