



THOMPSON CLOSE
St Crispin, Duston, NN5 4UE

 **DAVID COSBY**
ESTATE AGENTS



Thompson Close

St. Crispin, Duston, Northampton, NN5

Total GIA Floor Area | Approx. 74 sqm (797 sqft)



3 Bedrooms



1 Reception



2 Bathrooms

Features

- Three-bedrooms
- Cul-de-sac location
- Well presented
- Integrated appliances
- Large garage
- Off-road parking for 2 cars
- South facing garden
- Master bedroom with en-suite
- Kitchen/Dining area
- Ground floor cloak room
- Recently fitted cut-pile carpets throughout

Description

Constructed in 2006 by Wilcon Homes, this semi-detached, three-bedroom family home would make a perfect first-time purchase or investment property. Located within the recently expanded St Crispin area of Duston, the property benefits from excellent transport links via the A45/M1, and is well served in terms of schooling, amenities, and outdoor activities. There is generous off-road parking accommodating two vehicles, a unique feature in this estate. Additionally, the property boasts a 1.5 size garage, offering more space than standard garages in the area. The enclosed south facing rear garden has gated access, patio, and a raised timber decking, with a central artificial lawn and perimeter planted borders. Accommodation at ground floor briefly includes entrance hall, sitting room, kitchen / dining area, cloak room. At first floor the property has three bedrooms, with an en-suite to the master bedroom, family bathroom, and airing cupboard to the landing.



Duston is a civil parish located approximately 2 miles west of Northampton town centre. The area has a good range of local amenities which include a grocery store, a bakery, a newsagent, and public houses.

The Property

Entrance Hall

A bright space fitted with a large coir entrance mat and engineered oak floorboards which lead to the staircase which have fitted cut pile carpet and painted timber handrails. Walls are finished with ovolo covings and a panelled door opens to the sitting room.

Sitting Room

Located to the front right-hand side of the property, the sitting room has a large three-unit window providing good natural lighting. Floors are fitted with cut pile carpet and walls are neutrally decorated with ovolo covings to the ceiling. An archway leads through to the rear of the sitting room where there is a four panelled door leading to the cloakroom.

Cloakroom

Located to the right hand side elevation of the property, the cloakroom is fitted with a close coupled WC and ceramic wash and basin with chrome pillar taps and pedestal. Floors are finished with ceramic tiles and there is a casement window providing natural lighting and ventilation. Further ventilation is provided via a mechanical extract vent to the side elevation.

Kitchen / Dining Room

The kitchen / dining room area is located to the rear aspect of the property and has French doors opening onto the south facing rear garden and patio. Floors are finished with ceramic tiles and natural lighting is provided by a two unit window above the kitchen sink. The kitchen is fitted with a range of contemporary style base units with ash effect timber drawers and cupboards and granite effect timber work surfaces. There is a four burner gas hob with brushed chrome back panel and extract hood and light over. The kitchen also incorporates integrated appliances including electric oven, dishwasher, washing machine and fridge/freezer. Walls are neutrally decorated and ceilings are fitted with recessed spotlights to the kitchen and a pendant light above the dining area. A four panelled door opens to a useful understairs cupboard which provides good storage space.



The Property

First Floor Landing

The first floor landing is fitted with matching cut pile carpet and four panelled doors open to the bedrooms and family bathroom. There is a hinged ceiling hatch providing access to the roof void and an over stairs cupboard houses the thermal hot water store and is fitted with slatted pine shelving.

Master Bedroom

Located to the front right hand side of the property, the master bedroom is a double room with a two unit casement window providing natural lighting. The room benefits from a large built-in wardrobe with shelving space above, accessed via double swing panelled doors. Floors are finished with matching cut pile carpet and a four panelled door opens onto the en-suite.

Master Bedroom Ensuite

Fitted with a three piece suite comprising shower cubicle, close coupled WC and wash hand basin with chrome mixer tap and pedestal. Floors are finished with ceramic tiling and ceilings have recessed spotlights and a mechanical extract vent. Heating is provided by a ladder towel rail and there is a shaver socket.

Bedroom Two

Bedroom two is a further double bedroom located to the rear right hand side of the property and benefits from good natural lighting from the south facing two unit casement window. Walls are neutrally decorated and floors are fitted with matching cut pile carpet.

Bedroom Three

A single bedroom currently used as a dressing room with a two unit window overlooking the south facing garden. Floors are finished with cut pile carpet and walls are neutrally decorated.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising ceramic wash hand basin with chrome mixer tap set within a vanity unit, close-coupled WC, and bath with chrome mixer taps and shower over. Floor are finished with ceramic tiles and a casement window to the side elevation provides natural lighting and ventilation.





Grounds

Front Aspect

The property is set back within a cul-de-sac location with a lime-shingle verge and raised timber sleeper flowerbed. Steps lead up to the main front entrance door with timber framed pitched roof canopy over. To the left-hand side of the property, there is generous off-road parking accommodating two vehicles, a unique feature in this estate.

Rear Garden

The south facing rear garden has gated access from the drive and is enclosed with timber panel fencing. An artificial lawn has been laid to the centre of the garden with perimeter planted borders and French doors from the dining room open onto the patio, where there is a useful coach light with a motion sensor. To the rear of the garden, there is a raised timber decking area – perfect for alfresco dining and entertaining.

Garage

A notable feature of the property is the 1.5 size garage, offering more space than standard garages in the area. The garage is of brick construction beneath a hipped, slate roof and is fitted with power and lighting. Ceilings are plaster boarded and there is space to the rear of the garage for a workshop area.

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Location

Duston is a civil parish located approximately 2 miles west of Northampton town centre. The area combines a traditional village atmosphere, especially along Main Road, with newer developments such as St. Giles Park, Alsace Park, and St Crispin, which is noted for its popular retail village.

There is a good range of local amenities within Duston which include a grocery store, a bakery, a newsagent, public houses, and various artisan shops and services. It is a pleasant and very practical place for everyday living, with most needs catered for within the community.

The area is also well served in terms of schooling with several primary schools and The Duston School, providing education from primary to secondary levels. Within the new St Crispin development there is a well-regarded primary school and nursery. Additionally, for those considering independent education, Quinton House School is an option in the nearby area.

Transport links are good for commuters, with easy access to the M1 and a bus service to Northampton, where there is a train station with connections to Birmingham and London.

For outdoor activities, there are a good variety of nearby local walks and parks, and the proximity of Sixfields Leisure retail park adds a variety of entertainment options with shopping, restaurants, cinema, and of course Northampton Town Football Club – 'The Cobblers', and Northampton Rugby Football Club – 'The Saints'.

Property Information

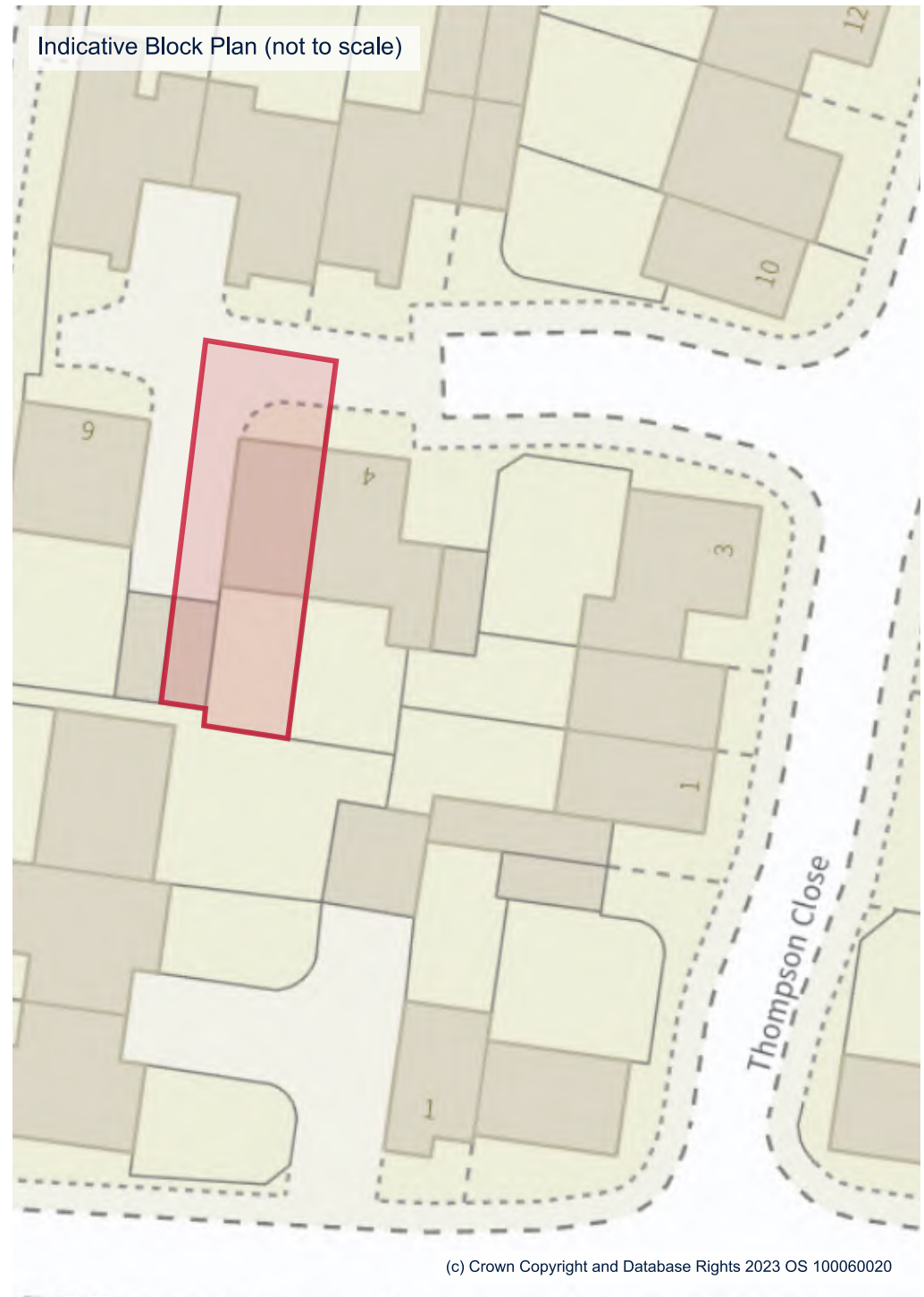
Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

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

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.



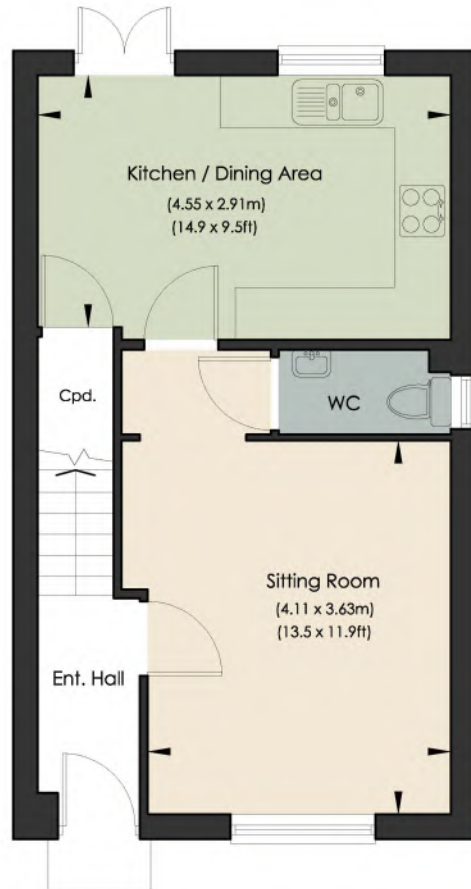
Thompson Close, St Crispin, Duston, NN5 4UE

Approximate GIA (Gross Internal Floor Area)
Exc. Garage = 74 sqm (797 sqft)

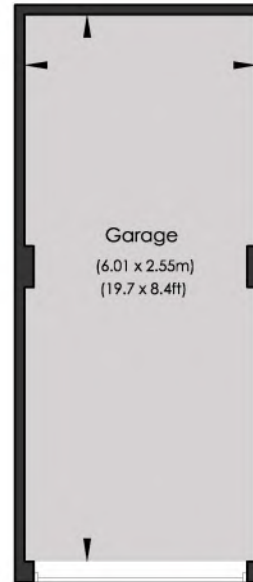


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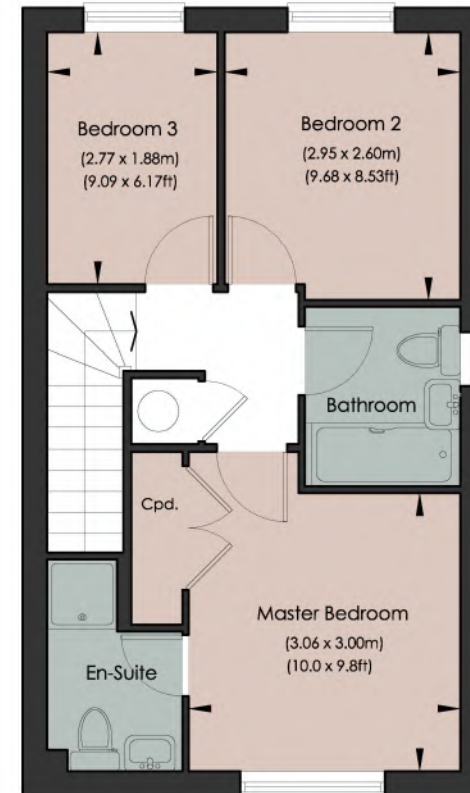
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GROUND FLOOR GIA = 37 sqm (398 sqft)



GARAGE GIA =
15 sqm (161 sqft)
(Garage Location Not Relative)



FIRST FLOOR GIA = 37 sqm (398sqft)



DUSTON

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enquiries@davidcosby.co.uk
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Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

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