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# Sessions Way, Northampton, NN5 4GT

£580,000 Detached

 5  3  2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold





## Property Summary

Offered for sale with no onward chain is this wellpresented five bedroom detached family home quietlypositioned and tucked away at the end of a cul-de-sac inthe popular area of St Crispin.

## Features & Utilities

- ✓ No Onward Chain
- ✓ Five Bedroom Family Home
- ✓ Two En-Suites
- ✓ Two Reception Rooms
- ✓ Kitchen / Dining Room
- ✓ Double Garage
- ✓ Landscaped Garden
- ✓ Popular Location
- ✓ Well Presented Throughout



# Property Overview

Offered for sale with no onward chain is this well presented five bedroom detached family home quietly positioned and tucked away at the end of a cul-de-sac in the popular area of St Crispin. Built in 2022 is boasts being under NHBC warranty as well as all the practicalities a modern home can offer making it perfect for a family to call home.

Walk through the newly upgraded front door and into the long hallway with tiled floor, storage cupboard and downstairs WC. Glazed French doors open onto the dining room with views to the front garden and wooded area beyond. At the end of the hall are glazed doors to the sitting room and kitchen. The large sitting room boasts an electric fireplace/media unit and French doors that open onto the garden and patio. The modern kitchen / dining room comes with fitted appliances, luxury vinyl floor, space for a dining table and French doors to the rear garden. A door off the kitchen takes you into the utility room with quartz worktop, sink, space for white goods and a side door perfect for muddy boots and paws.

Upstairs of the large landing are five bedrooms, all of which are doubles. To the front is the principal bedroom and bedroom two, both boasting their own en-suite shower rooms. Across the back are three well proportioned bedrooms and these are served by the modern family bathroom.

Outside to the front is a lawned garden and double width tarmac driveway beyond which is an integral double garage. The rear garden has been landscaped with two paved patio areas with a lawned area between.

EPC Rating B. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

DINING ROOM 3.15m x 3.10m (10'4" x 10'2")

SITTING ROOM 5.23m x 3.84m (17'2" x 12'7")

KITCHEN / BREAKFAST ROOM 3.81m x 5.64m (12'6" x 18'6")

UTILITY ROOM 1.65m x 1.83m (5'5" x 6')

#### FIRST FLOOR

BEDROOM ONE 4.01m x 4.42m (13'2" x 14'6")

#### EN-SUITE

BEDROOM TWO 3.45m x (11'4" x )

#### EN-SUITE

BEDROOM THREE 2.64m x 3.38m (8'8" x 11'1")

BEDROOM FOUR 2.64m x 3.23m (8'8" x 10'7")

BEDROOM FIVE 3.05m x 2.79m (10' x 9'2")

#### BATHROOM

#### OUTSIDE

#### FRONT GARDEN

#### GARAGE

#### REAR GARDEN

#### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band F  
EPC Rating – B  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Double Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

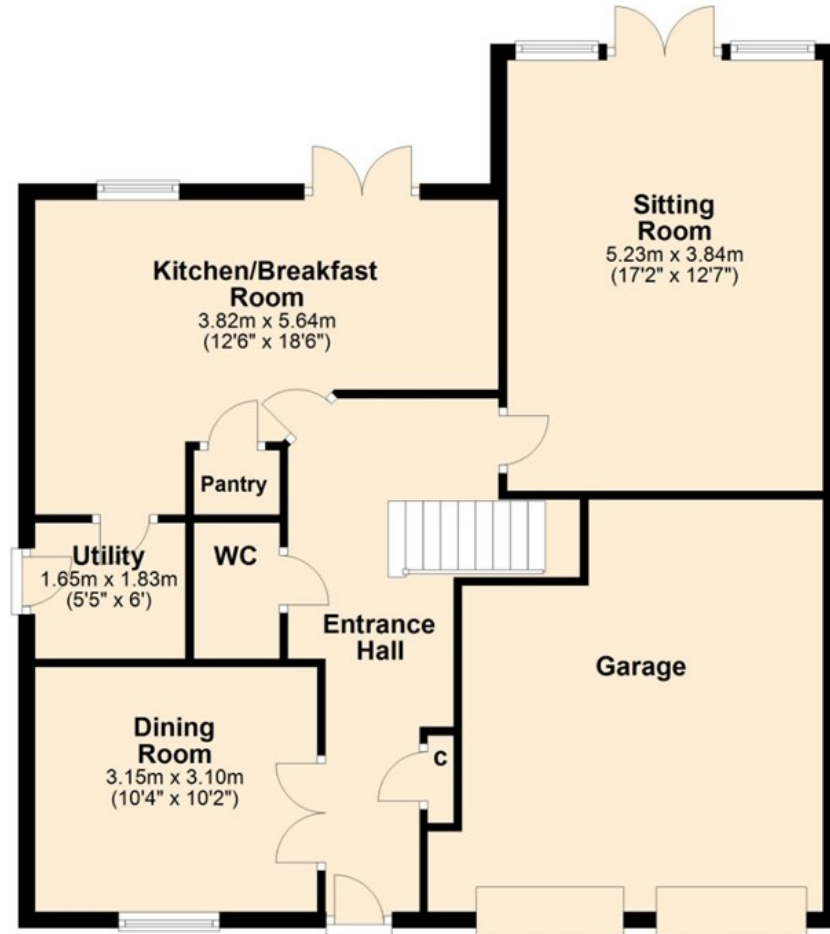
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not

performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

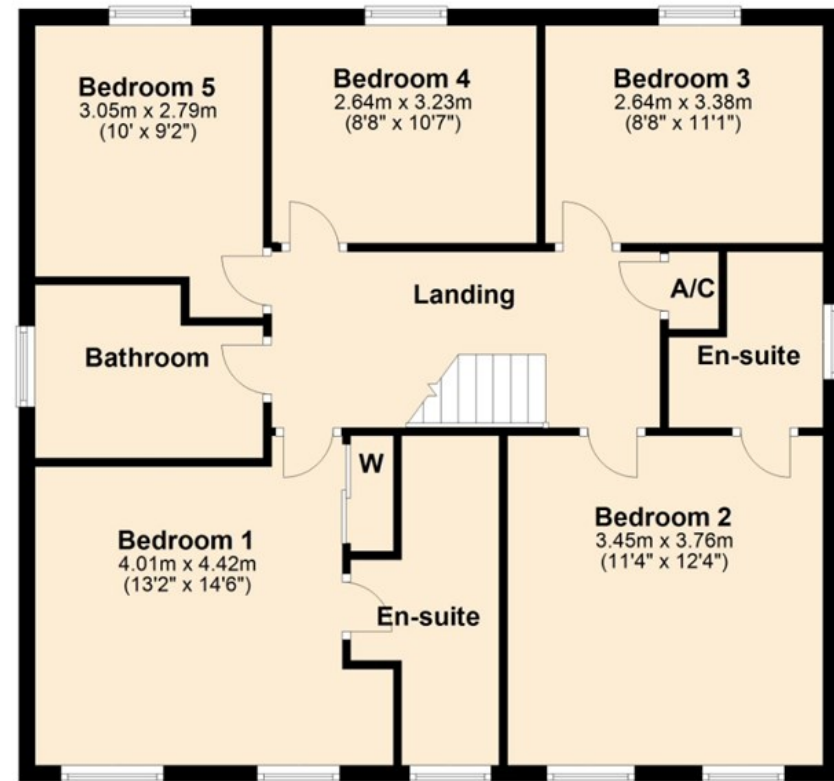
## Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



## First Floor

Approx. 84.8 sq. metres (912.8 sq. feet)



Total area: approx. 173.6 sq. metres (1868.5 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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