



81 St. Crispin Drive
Northampton, NN5 4RE



Derran Dooley

Partnered With

Simpsons
Property Experts

Located within the ever-popular St Crispin area in Northampton, this well presented three bedroom townhouse offers spacious and versatile accommodation arranged over three floors, perfect for modern family living.

Set slightly back from the road, the home enjoys a pleasant approach and a sense of privacy. Upon entering the property, you are welcomed by a bright entrance hallway which leads through to a well-appointed kitchen positioned to the front of the home, offering space for a convenient breakfast bar area – ideal for casual dining or morning coffee.

To the rear of the property is a generous open plan lounge/diner, creating the perfect space for relaxing or entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flow through and providing an easy transition between indoor and outdoor living during the warmer months. The ground floor accommodation is completed by a convenient downstairs WC.

The first floor offers two well-proportioned bedrooms, both serviced by the family bathroom, making this level ideal for children, guests or a home office setup.

Occupying the entire second floor is an impressive 26ft master bedroom, creating a superb private retreat. The room provides plenty of space for wardrobes, additional cupboard storage and even a walk-in dressing area, and is further enhanced by its own en-suite shower room.

Throughout, the property is presented in good condition, allowing the next owners to move straight in and enjoy the space on offer.

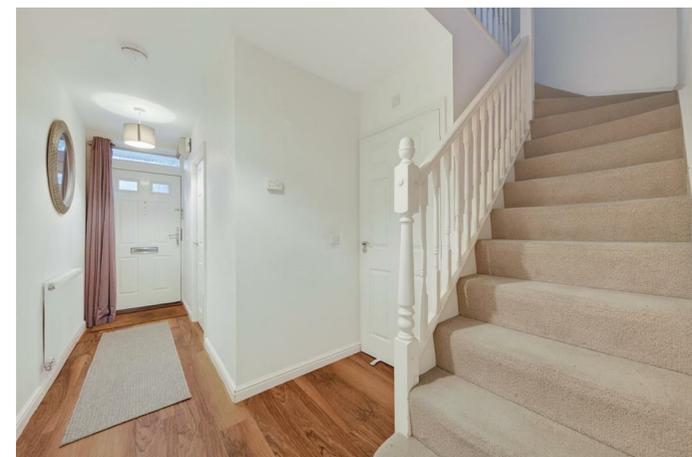
Externally, the home benefits from a good-sized rear garden, perfect for outdoor entertaining or family use. The garden also provides rear access leading to the driveway, located in front of a single garage, offering valuable off-road parking and additional storage.

EPC Rating - C

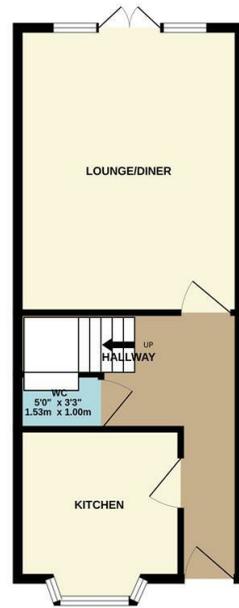
Council Tax Band - C

£315,000

 3  2  1



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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