

NEW INSTRUCTION



JENNER CRESCENT

Kingsthorpe, Northampton, NN2 8NB



DAVID COSBY
ESTATE AGENTS



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Jenner Crescent

Kingsthorpe, Northampton NN2

Total GIA (Including Garage) Approx. 136 sqm (1462 sqft)

Features

- Four-bedroom detached family home
- Spacious sitting room with feature fireplace
- Dining room leading to conservatory
- Kitchen/breakfast room with adjoining utility
- Principal bedroom with fitted storage and en suite
- Family bathroom and ground floor cloakroom
- Off-road parking and attached single garage
- Enclosed rear garden with patio
- Vacant possession with no onward chain

Description

A well-proportioned four-bedroom detached home offering off-road parking, a large attached single garage, and an enclosed rear garden with conservatory. Constructed in red facing brick beneath dual-pitched roofs, the property features an attractive front gable and a double-height box bay window.

The accommodation is arranged over two floors and includes a welcoming entrance hall, sitting room, dining room, conservatory, kitchen/breakfast room, utility, and cloakroom to the ground floor. The first floor provides four bedrooms, with the principal bedroom benefiting from an en suite shower room, together with a family bathroom.

Situated on a good-sized plot within the sought-after Kingsthorpe area of Northampton, the property is well placed for local amenities, schooling, and transport links. It is offered to the market with vacant possession and no onward chain.



A well-proportioned four-bedroom detached home in a popular Kingsthorpe location, offering spacious accommodation, driveway parking, garage, and enclosed gardens, and available with no onward chain.

Accommodation

Entrance Hall

The property is entered through a part-glazed door with three-bar locking mechanism, set beneath a projecting canopy supported by traditional timber gallows brackets. The hall is finished with a coir grab mat and cut pile carpet, with neutrally decorated walls creating a bright and welcoming feel. Six-panel white doors lead to the sitting room, kitchen/breakfast room, and ground floor cloakroom.

A timber staircase with quarter-turn landings and turned balustrades rises to the first floor, with a useful understairs cupboard providing additional storage.

Sitting Room

A generously proportioned reception room featuring a large box bay window that provides excellent natural light. The focal point of the room is a feature fireplace with neoclassical white surround and marble hearth, fitted with an open-flame gas fire. The walls are neutrally decorated, complemented by cut pile carpet flooring. A six-panel white door opens through to the adjoining dining room.

Dining Room

A well-proportioned room offering ample space for a large dining table with additional perimeter furniture. The cut pile carpet continues through from the sitting room, complemented by neutrally decorated walls and ovolo coving. Aluminium sliding doors open to the conservatory, allowing natural light to filter through and providing pleasant views of the rear garden. A six-panel door leads to the kitchen/breakfast room.

Kitchen / Breakfast Room

Positioned at the rear of the property, the kitchen/breakfast room is fitted with a range of timber-faced cottage-style base and wall units, complemented by roll-top work surfaces and ceramic tiled splashbacks.

A recently installed built-in electric oven is paired with a four-burner gas hob set beneath an extractor hood. There is space for a dishwasher and washing machine, together with ample room for a breakfast table for informal dining. Flooring is finished with tile-effect sheet vinyl, and a two-unit top-hung casement window enjoys pleasant views over the rear garden. A six-panel door leads through to the utility room.



Accommodation

Utility Room

A practical and generously sized space fitted with modern cottage-style white base and wall units, complemented by granite-effect roll-top work surfaces. Mosaic limestone-effect splashback tiles and a stainless-steel sink with chrome mixer tap add a contemporary finish. There is space for both a washing machine and tumble dryer. A part-glazed door with three-bar locking mechanism and a separate top-hung casement window provide natural light and direct access to the rear garden and patio, offering a convenient link between indoor and outdoor spaces.

Ground Floor Cloakroom

A practical cloakroom fitted with a newly installed close-coupled WC and a ceramic wash hand basin. Flooring is finished with timber-effect sheet vinyl, and the walls are neutrally decorated. A frosted double-glazed casement window provides natural light and ventilation.

Conservatory

Accessed from the dining room via double-glazed sliding doors, the conservatory is constructed on brick dwarf walls and finished with traditional terracotta-effect floor tiles incorporating a central geometric design. A double swing door opens directly onto the patio, creating a versatile space that links the house and garden.

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Accommodation

First Floor Landing

A galleried landing with stained timber balustrading, neutrally decorated walls, and cut pile carpet continuing from the staircase.

Bedroom One

A well-proportioned double bedroom positioned to the front of the property, benefiting from good natural light through a box bay window. The room is finished with plush cut pile carpet and neutrally decorated walls. Fitted furniture includes an overhead cupboard with integrated bedside tables and a five-door part-glazed wardrobe with shelving and hanging rails.

En Suite

Recently fitted with a modern three-piece suite comprising a shower cubicle, close-coupled WC, and pedestal wash hand basin with chrome mixer tap. The walls are finished with full-height ceramic tiling, and a top-hung casement window to the side aspect provides natural light. Mechanical extract ventilation is also installed.

Bedroom Two

A double bedroom positioned to the rear of the property with a two-unit window overlooking the garden. The room offers space for perimeter furniture and is finished with cut pile carpet and neutrally decorated walls.

Bedroom Three

A single bedroom located to the rear of the property with a top-hung casement window overlooking the garden. The room provides space for a single bed and freestanding furniture.

Bedroom Four / Study

A flexible room positioned to the front of the property, suitable for use as a home office or guest bedroom. The space is finished with cut pile carpet and neutrally decorated walls, with a top-hung casement window overlooking the front aspect.

Family Bathroom

Fitted with a three-piece suite comprising a bath with pillar taps, close-coupled WC, and clamshell-style ceramic wash hand basin with pedestal and pillar taps. The walls are finished with full-height ceramic tiling incorporating mosaic banding. Heating is provided by a ladder-style towel rail. A top-hung casement window to the side aspect offers natural light and ventilation, with additional mechanical extract ventilation installed.



Grounds

Front Aspect

The property is set back from Jenner Crescent, with a dropped kerb providing vehicular access to a driveway offering off-road parking for two vehicles and leading to the attached single garage. To the right-hand side, a good-sized lawn is complemented by a semi-mature sycamore tree. The left-hand boundary is edged with slate shingle including a rose bush, alongside a gated pathway with close-board fencing that provides access to the rear garden.

Rear Garden

Accessed from the gated side pathway, or internally via both the conservatory and utility room, the rear garden offers a pleasant enclosed space. A generous block-paved patio provides an ideal area for outdoor seating, with a large lawn beyond, divided by raised brick planters ready for new shrubs and planting. Perimeter herbaceous borders add seasonal interest, while to the rear right-hand corner there is a useful timber shed clad with feather-edged boarding.

Garage

The attached single garage offers a generous footprint and is fitted with power and lighting. Vehicular access is via an aluminium spring-loaded up-and-over door, with a rear pedestrian door opening directly into the utility room for convenient access to the main accommodation.



Location

Jenner Crescent forms part of a well-regarded residential area within Kingsthorpe, Northampton. The property is well placed for everyday amenities, with Kingsthorpe Shopping Centre less than a mile away, offering a Waitrose supermarket, food stores, pharmacy, and other services. A wider range of local shops, cafés, and public houses can be found along Harborough Road. Recreational facilities are close by at Kingsthorpe Recreation Ground, which includes tennis courts, bowling greens, and football pitches.

For families, there is a choice of schooling in the area including Kingsthorpe Village Primary School and Kingsthorpe College, a successful secondary school and sixth form.

The location is convenient for Northampton town centre and the wider road network. Northampton railway station is approximately two miles away and provides regular direct services to London Euston in under one hour.

Property Information

Local Authority: West Northamptonshire Council

Services: Gas, Electricity, Water, and Drainage

Council Tax: Band D **EPC:** TBC **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available

Agent's Note

This property is being sold on behalf of the executors of an estate. We are advised that the probate application has been submitted, and sale completion cannot take place until the grant of probate has been issued. The property is vacant and offered with no onward chain.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. 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. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.

Site Plan (not to scale)



Location Plan (not to scale)



Jenner Crescent, Kingsthorpe, NN2 8NB

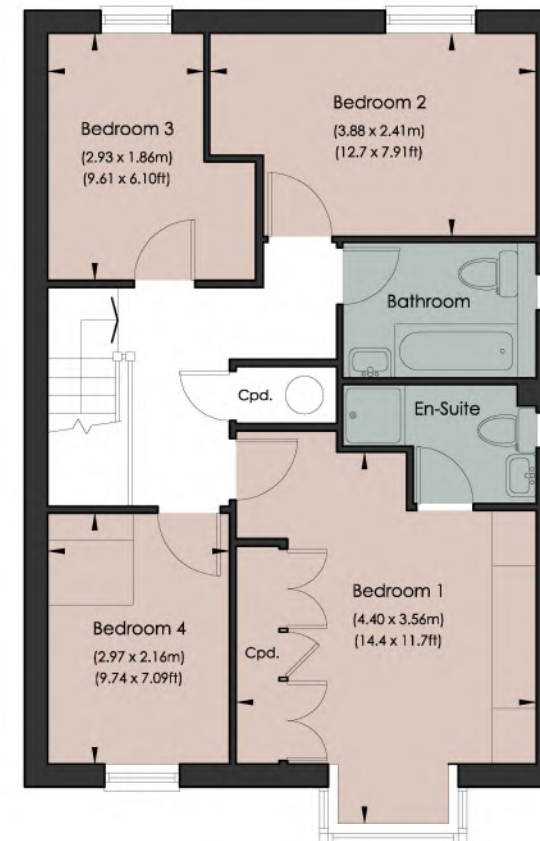
Approximate GIA (Gross Internal Area) Inc. Garage = 136 sqm (1462 sqft)



GROUND FLOOR GIA = 85 sqm (914 sqft)

David Cosby Chartered Surveyors & Estate Agents

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.



FIRST FLOOR GIA = 51 sqm (549 sqft)



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01604 979628

enquiries@davidcosby.co.uk

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MNAEA
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@ enquiries@davidcosby.co.uk

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