

THE CRESCENT, CALDECOTT
NORTHAMPTONSHIRE

JACKSON-STOPS

PLOT 1, THE CRESCENT, CALDECOTT, WELLINGBOROUGH, NORTHAMPTONSHIRE, NN9 6AU

TOTAL APPROX. FLOOR AREA 2641 SQ FT/245.3 SQ M

BRAND NEW FOUR BEDROOM DETACHED DWELLINGS, ON A DEVELOPMENT OF FIVE BUILT BY LOCAL FAMILY FIRM MARTIN KING CONSTRUCTION, EACH OFFERING A HIGH QUALITY SPECIFICATION AND A LARGE PLOT



DISTANCE

Northampton 20 miles
Wellingborough 10 miles
Train station at Wellingborough serving London St. Pancras in 50 minutes
Distances/times approximate

GROUND FLOOR

- Reception hall
- Sitting room,
- Dining room
- Kitchen/breakfast room
- Family room/study
- Utility
- Cloakroom/W.C.

FIRST FLOOR

- Two bedrooms with walk in wardrobes and en suite shower rooms
- Third bedroom with en suite shower room
- Fourth double bedroom
- Bathroom with shower

OUTSIDE

- Large rear garden
- Driveway parking for several vehicles
- Double detached garage

GUIDE PRICE : £795,000 FREEHOLD

AGENTS NOTE

Property displayed is brand new and vacant therefore internal illustrations have been enhanced to give suggestions as to layout of furniture. Also external photographs have been edited.

THE PROPERTIES

The development comprises five substantial detached houses offering exceptionally spacious accommodation and a high standard of finish. Plots 2 – 5 have similar layouts and plot 1 has a detached double garage and an additional reception room. The properties complete the development of nine quality homes, four of which are already occupied.

Internally a main feature of these desirable homes is the fabulous open plan sitting room, kitchen and dining room, which can be sub-divided, and enjoys an aspect over the enclosed rear garden.

Three of the bedrooms have en suite shower rooms and bedrooms 1 & 2 also have walk in wardrobes

All properties have large gardens, double garages and parking for several vehicles on the driveway

Briefly the general specification for each property includes:

- Energy efficient air source heat pumps supplying zoned underfloor heating to the ground floor and radiators to the first floor.
- Polished oak staircases and oak finish doors
- Contemporary bathroom fittings with complimentary wall tiling, chrome towel radiators and illuminated mirrors. Twin wash hand basins to bathrooms.
- Quality kitchens with quartz work surfaces with integrated appliances including dishwasher, fridge/freezer, two ovens, induction hob with extractor. There is space and provision for an American style fridge freezer and island providing informal seating for dining.
- Bi-fold doors leading from the sitting rooms to both the kitchen and rear garden and also from the kitchen to the sitting room.







- A generous electrical specification with low energy downlighters, TV and data points.
- Brushed chrome switch plates and sockets.
- External lighting.
- Luxury vinyl tiling to the ground floor, vinyl flooring to bathrooms and en suites, fitted carpets elsewhere.
- 10 year Advantage warranties to be provided.
- Large Indian Sandstone patios.
- Driveways with high quality permeable block paving
- Outside taps

LOCATION

If you're seeking the tranquillity of rural living without sacrificing convenience, The Crescent could be exactly what you've been looking for. Located just 15 minutes from the vibrant Rushden Lakes shopping and leisure complex, and about 18 minutes from Wellingborough train station, it offers easy access to nearby amenities. With superb road links via the A6 and A45, and easy access to the A14, M1, M6, and A1, The Crescent seamlessly combines countryside charm with modern practicality.

DIRECTIONS - SAT NAV NN9 6AU

What3Words: /// mend.notch.familiar







PROPERTY INFORMATION

Services: Mains water, drainage and electricity connected

Broadband: High speed broadband available

Local Authority: North Northamptonshire Council Tel: 0300 126 3000

Outgoings: Council Tax Band To be assessed

Service charge: To be determined, but minimal for communal areas. Shared with existing and new properties.

EPC Rating: TBC **Tenure:** Freehold

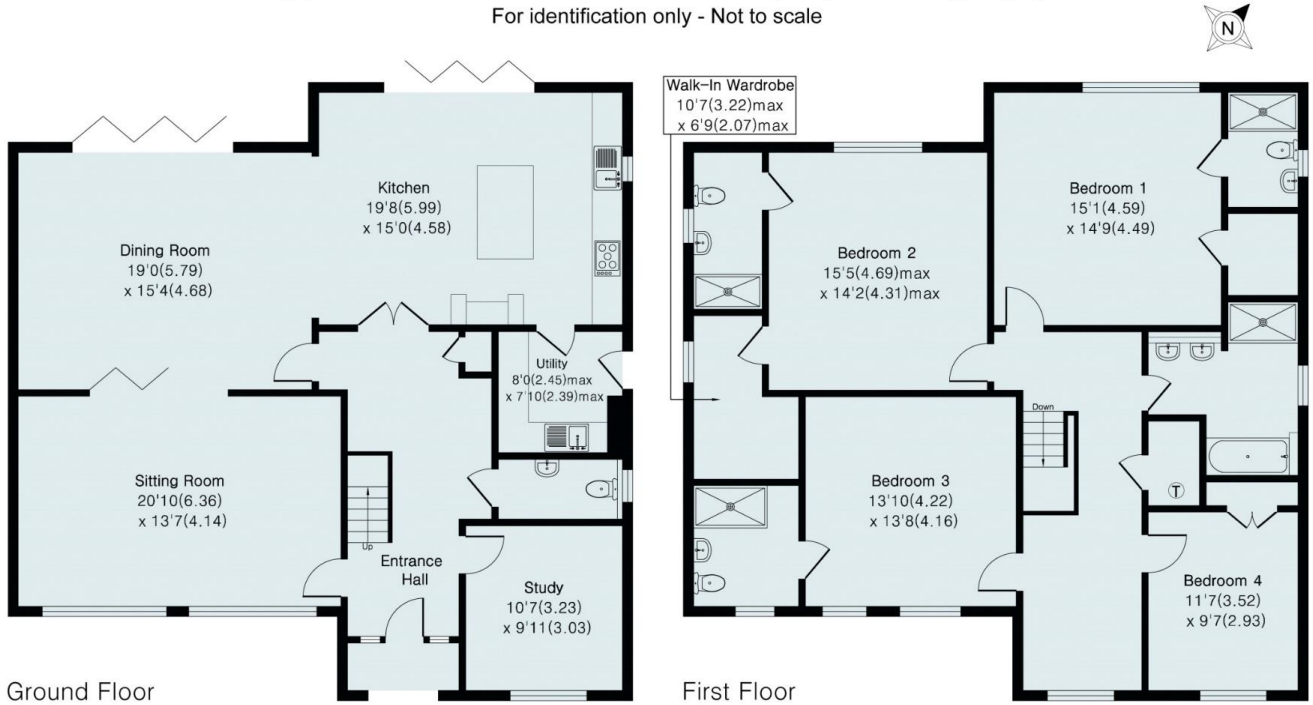
Viewings: Strictly by appointment with Jackson-Stops Tel: 01604 632 991

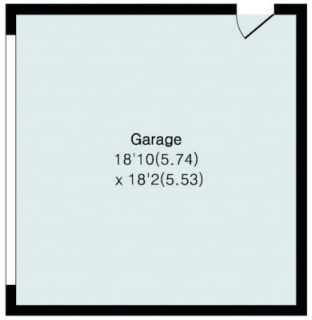
October 2026

Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Approximate Area = 2641 sq ft / 245.3 sq m (excludes garage)

For identification only - Not to scale





Garage

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

JACKSON-STOPS



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