

**41 Brockwood Close
Duston
NORTHAMPTON
NN5 6LY
£275,000**



- SEMI DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN
- STUDY / FAMILY ROOM
- GAS RADIATOR HEATING

- THREE GOOD SIZE BEDROOMS
- DRIVEWAY TO FRONT
- REFITTED BATHROOM
- DOUBLE GLAZING
- ENERGY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in a desirable cul-de-sac, this charming family home offers comfortable and convenient living. The ground floor features an entrance porch, a spacious sitting/dining room, a study, a well-appointed kitchen, and a lean to conservatory. Upstairs, you will find three good sized bedrooms and a beautifully refitted family bathroom. Outside, the property boasts a front driveway and an enclosed rear garden, perfect for outdoor enjoyment. Additional advantages include double glazing and gas radiator heating throughout.

Ground Floor

Entrance Porch

Enter via double glazed door, door to:

Lounge/Diner

22'1" x 10'2" max (6.74 x 3.12 max)

Fireplace, window to front aspect, doors leading to stairwell, study, kitchen and lean to conservatory.

Study

16'5" x 7'8" (5.02 x 2.35)

Windows to front aspect.

Kitchen

8'10" x 6'11" (2.71 x 2.12)

Fitted with a range of wall and base level units with roll edge work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven and gas hob with extractor over, window to rear aspect, obscured glass panel door leading to rear garden, tiled splash backs, space for fridge, space and plumbing for washing machine and dishwasher.

Lean to Conservatory

8'1" x 8'10" (2.47 x 2.71)

Tiled floor, windows to all aspects, French doors leading to rear garden.

First Floor

Landing

Window to side aspect, doors to all rooms.

Bedroom One

9'6" x 12'3" (2.9 x 3.75)

Window to front aspect.

Bedroom Two

9'8" x 9'4" (2.95 x 2.87)

Window to rear aspect.

Bedroom Three

8'11" x 9'4" (2.72 x 2.85)

Window to front aspect.

Bathroom

Refitted with a three piece suite comprising low level W/C, vanity unit with mounted sink, shower bath with fitted shower and mixer tap over, tiled splash backs, tiled flooring, two double glazed windows to rear aspect, extractor fan.

Externally

Front Garden

Laid to block paved driveway, lawn area with pathway leading to rear garden.

Rear Garden

Laid to patio and lawn, enclosed by timber fencing, hard standing for shed, gated side access.

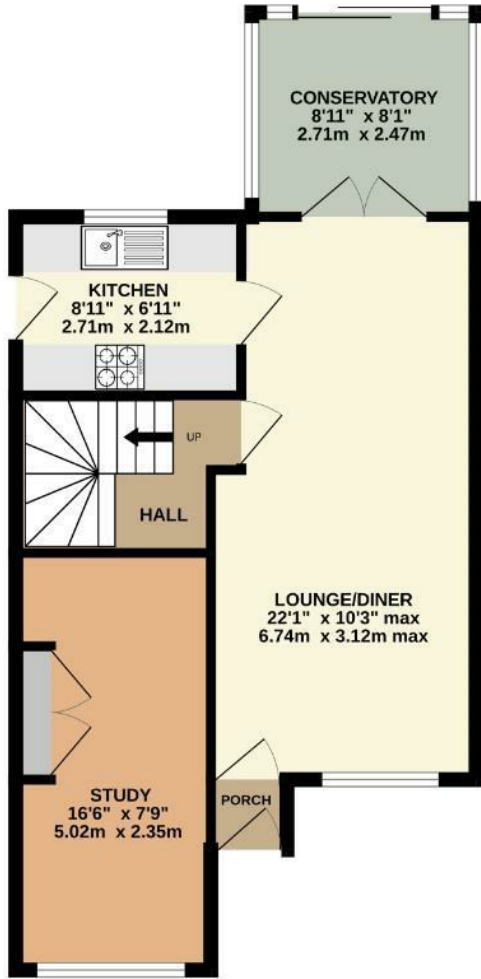
Agents Notes

Local Authority: West Northamptonshire

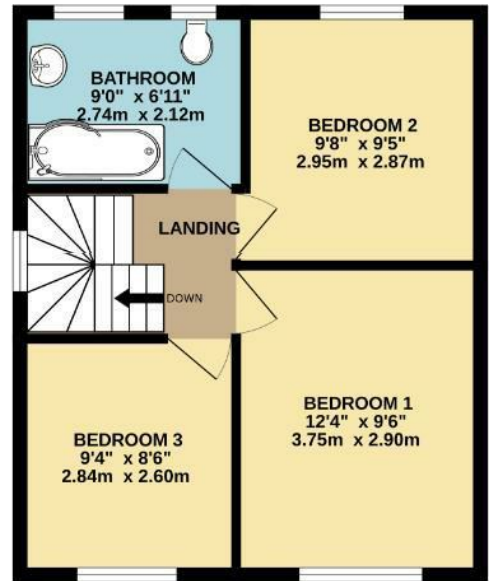
Council Tax Band: C



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

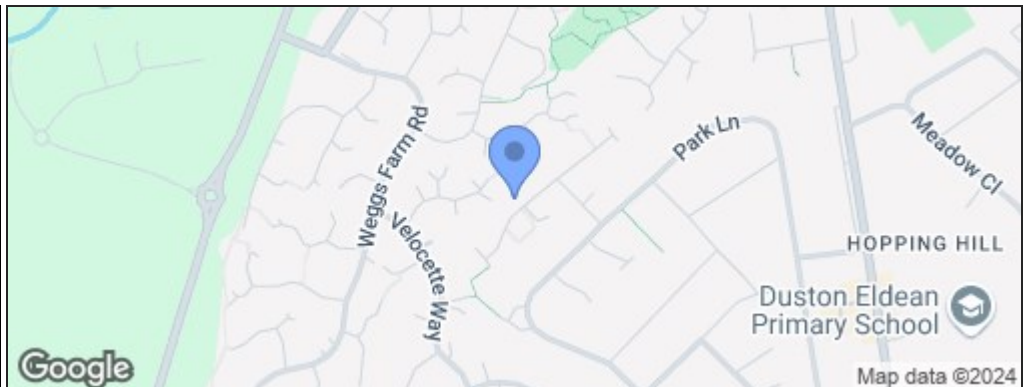


TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.