

**4 Wedmore Close
Duston
NORTHAMPTON
NN5 6AQ**

£365,000



- **DETACHED HOME**
- **SEPARATE RECEPTION ROOMS**
- **RARELY AVAILABLE CUL-DE-SAC**
- **NO UPPER CHAIN**

- **FOUR BEDROOMS**
- **DOWNSTAIRS WC**
- **PRIVATE REAR GARDEN**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom detached property, situated on a rarely available cul-de-sac street in the heart of Duston, offered with a wonderful private rear garden and no upper chain. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, dining room, and kitchen to the ground floor, with four bedroom and a bathroom to the first floor. Externally there are gardens to the front and rear, a driveway offering off road parking, and a garage. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

Enter via UPVC door with obscure glass, stairs rising to first floor, under stairs storage, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin.

Lounge

15'1" reducing to 12'4" x 13'8" (4.60 reducing to 3.77 x 4.17)

UPVC box bay window to front aspect, feature electric fireplace.

Dining Room

10'8" x 10'0" (3.26 x 3.07)

UPVC French doors to rear aspect, radiator.

Kitchen

10'8" x 10'0" (3.27 x 3.07)

UPVC window to rear aspect, door leading to rear garden, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven and microwave, gas hob, complementary tiling, space for various appliances, breakfast bar, walk-in pantry, radiator.

First Floor

Landing

UPVC window to side aspect, loft access, cupboard housing hot water tank.

Bedroom One

13'6" x 8'9" (4.13 x 2.67)

UPVC window to rear aspect, radiator.

Bedroom Two

13'0" x 8'9" (3.98 x 2.68)

UPVC window to front aspect, radiator.

Bedroom Three

9'10" x 8'9" (3.01 x 2.68)

UPVC window to side aspect, radiator.

Bedroom Four

7'1" x 6'9" (2.16 x 2.08)

UPVC window to rear aspect, radiator.

Bathroom

7'8" x 5'4" (2.36 x 1.65)

Obscure UPVC window to side aspect, panel bath with shower attachment, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Externally**Front Garden**

Lawn area with various shrubs, driveway offering off road parking, enclosed by low level brick walls.

Rear Garden

Lawn and patio areas with various flower and shrub borders, gated side access, side garage access, enclosed by wooden fencing and hedges.

Garage

17'3" x 7'10" (5.28 x 2.39)

Up and over door, power and light connected.

Agents Notes

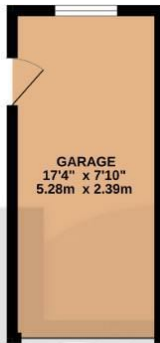
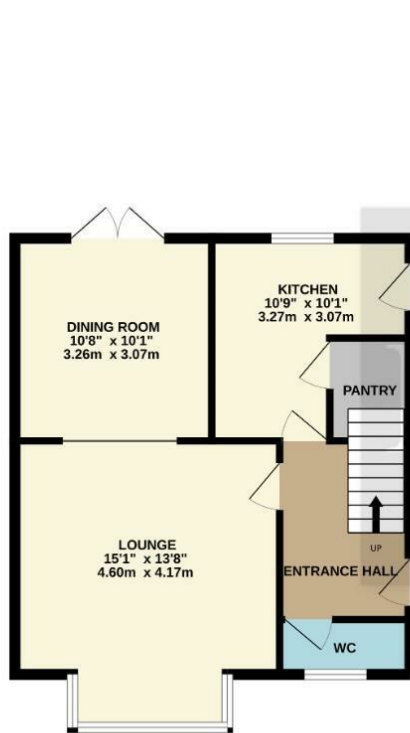
Local Authority: West Northamptonshire

Council Tax Band: C





GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.




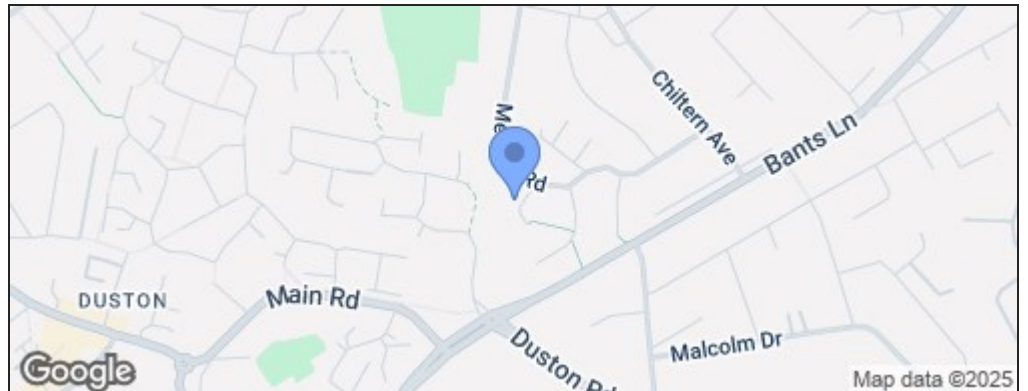
1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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		82
(81-91) B		
(69-80) C	67	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.