

**3 Grange Avenue  
Duston  
NORTHAMPTON  
NN5 6SR**

**£325,000**



- **SEMI-DETACHED**
- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **FOUR BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern semi-detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to unwind.

The heart of the home is undoubtedly the extended conservatory, which floods the space with natural light and creates a delightful setting for family gatherings or quiet evenings. The property boasts two bathrooms, including an en suite in the master bedroom, providing convenience and privacy for the whole family.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in this sought-after area. The modern design and thoughtful layout make this home not only functional but also inviting.

Grange Avenue boast easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a contemporary home. Don't miss the chance to make this delightful house your new home.

## **Ground Floor**

### **Entrance Hall**

18'10" x 7'3" (5.75 x 2.21)

Tiled flooring, storage space, doors to:

### **Study**

16'8" x 7'1" (5.09 x 2.16)

Radiator, UPVC double glazed French doors to front and rear.

### **Inner Hallway**

Radiator, stairs rising to first floor, doors to:

### **Lounge**

17'4" x 14'1" (5.29 x 4.31)

Wooden flooring, feature fireplace, understairs storage cupboard, two UPVC double glazed windows to front.

### **Kitchen**

11'3" x 8'7" (3.44 x 2.63)

Fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, range cooker point, tiled flooring, archway to:

### **Dining Area**

11'6" x 10'7" (3.52 x 3.25)

Tiled flooring, radiator, double glazed patio doors into conservatory, skylight window.

### **Utility Room**

7'10" x 5'9" (2.40 x 1.76)

Comprising sink unit with base cupboard below, a range of floor standing cupboard with worktops above, space for washing machine, tiled flooring, UPVC door to rear.

**Conservatory**

24'6" x 8'11" (7.48 x 2.73)

UPVC construction, UPVC double glazed windows to rear, UPVC double glazed French doors out to garden, radiator, UPVC door to study area.

**Shower Room**

11'1" x 5'8" (3.40 x 1.74)

Suite comprising tiled shower cubicle with shower unit above, low level W/C, hand wash basin, radiator.

**First Floor****Landing**

UPVC double glazed window to front, doors to:

**Bedroom One**

14'11" x 7'2" (4.57 x 2.19)

Large storage cupboard, laminate flooring, radiator, UPVC double glazed windows to side and rear, door to:

**En Suite**

7'6" x 9'5" (2.31 x 2.88)

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, heated towel rail, wall mounted gas fired boiler, UPVC double glazed window to front.

**Bedroom Two**

11'5" x 9'10" (3.50 x 3.02)

Radiator, laminate flooring, UPVC double glazed window to front.

**Bedroom Three**

12'10" x 9'3" (3.92 x 2.84)

Laminate flooring, radiator, UPVC double glazed window to rear.

**Bedroom Four**

9'10" x 7'11" (3.02 x 2.42)

Laminate flooring, radiator, UPVC double glazed window to rear.

**Externally****Front Garden**

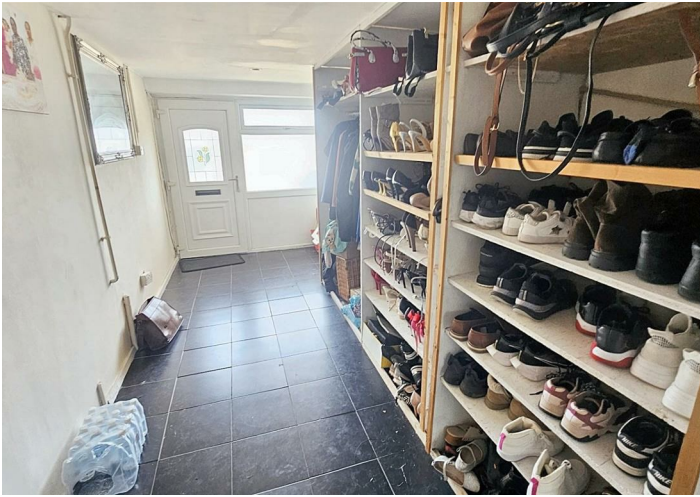
Mainly block paved providing off road parking.

**Rear Garden**

Paved patio area leading to lawn, dwarf brick wall, mature plants and shrubs and trees, timber fencing.

**Agents Notes**

Council Tax Band: C

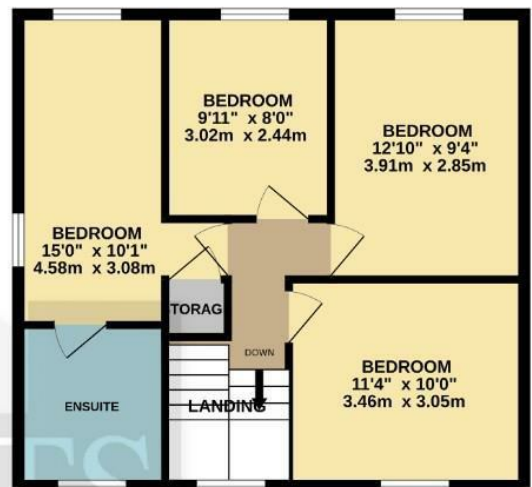




GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



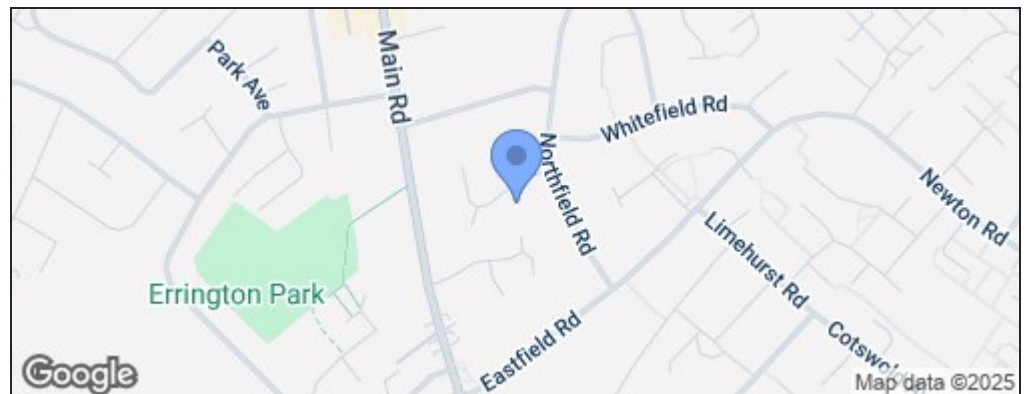
TOTAL FLOOR AREA: 1617 sq.ft. (150.3 sq.m.) approx.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.