

**3 Galileo Close
Duston
NORTHAMPTON
NN5 6GR**

£335,000



- **DETACHED FAMILY HOME**
- **EN-SUITE SHOWER ROOM**
- **GARAGE AND DRIVE**
- **LOCAL AMENITIES**

- **THREE BEDROOMS**
- **KITCHEN/DINER**
- **DOWNSTAIRS CLOAKROOM**
- **ENERGY PERFORMANCE RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A large, detached, three bedroom home, offered in superb condition with a generous rear garden and a garage, situated in the Duston area of Northampton. The accommodation comprises: an entrance hall, dual aspect sitting room, a modern open plan kitchen/diner and a cloakroom on the ground floor. To the first floor there are three double bedrooms with an ensuite shower room to the main bedroom and a family bathroom. Externally there is a small front garden, a driveway to the side leading to a single garage and a family sized rear garden. Benefits include uPVC double glazing, radiator heating and walking distance to local green spaces, parks and shops in Duston Village.

Ground Floor

Entrance Hall

Entered via a composite entrance door under a storm porch, stairs to the first floor landing, radiator, panel doors to the sitting room, kitchen/diner and cloakroom W.C.

Sitting Room

18'5 x 10'1 (5.61m x 3.07m)

A dual aspect room with a double glazed window to the front elevation and French doors to the rear garden, radiator, engineered timber flooring, television point.

Kitchen/Diner

18'5 x 8'1 (5.61m x 2.46m)

Fitted in a range of contemporary wall and base level units with complementary work surfaces over, inset one and a half bowl sink drainer unit, integrated electric oven with a hob and extractor over, space and plumbing for a washing machine and dishwasher, fridge freezer space, double glazed window to the front elevation, French doors to the rear garden, radiator.

Downstairs Cloakroom W.C.

Fitted with a suite comprising: a low level W.C. and wash basin, radiator, extractor fan.

First Floor

Landing

Double glazed window to the rear elevation, airing cupboard, loft access, double glazed doors to the first floor rooms.

Bedroom One

14'4 x 10'2 (4.37m x 3.10m)

Double glazed window to the rear elevation, radiator, door to the en-suite.

En-Suite Shower Room

Fitted with a suite comprising: a tiled shower cubicle, low level W.C. and wash basin, radiator, extractor fan, double glazed window to the front elevation.

Bedroom Two

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

8'4 x 8'4 (2.54m x 2.54m)

Double glazed window to the front elevation, radiator.

Family Bathroom

Fitted with a suite comprising: a panelled bath, low level W.C. and wash basin, radiator, extractor fan, double glazed window to the front elevation.

Outside**Front Garden**

Laid to gravelled beds with a path and steps to the front door.

Rear Garden

Laid mainly to lawn, paved patio area, gated side access to the drive.

Drive

Off Road parking to the side of the property in front of the garage.

Garage

A single garage with an up and over door, power and light connected and storage in the eaves.

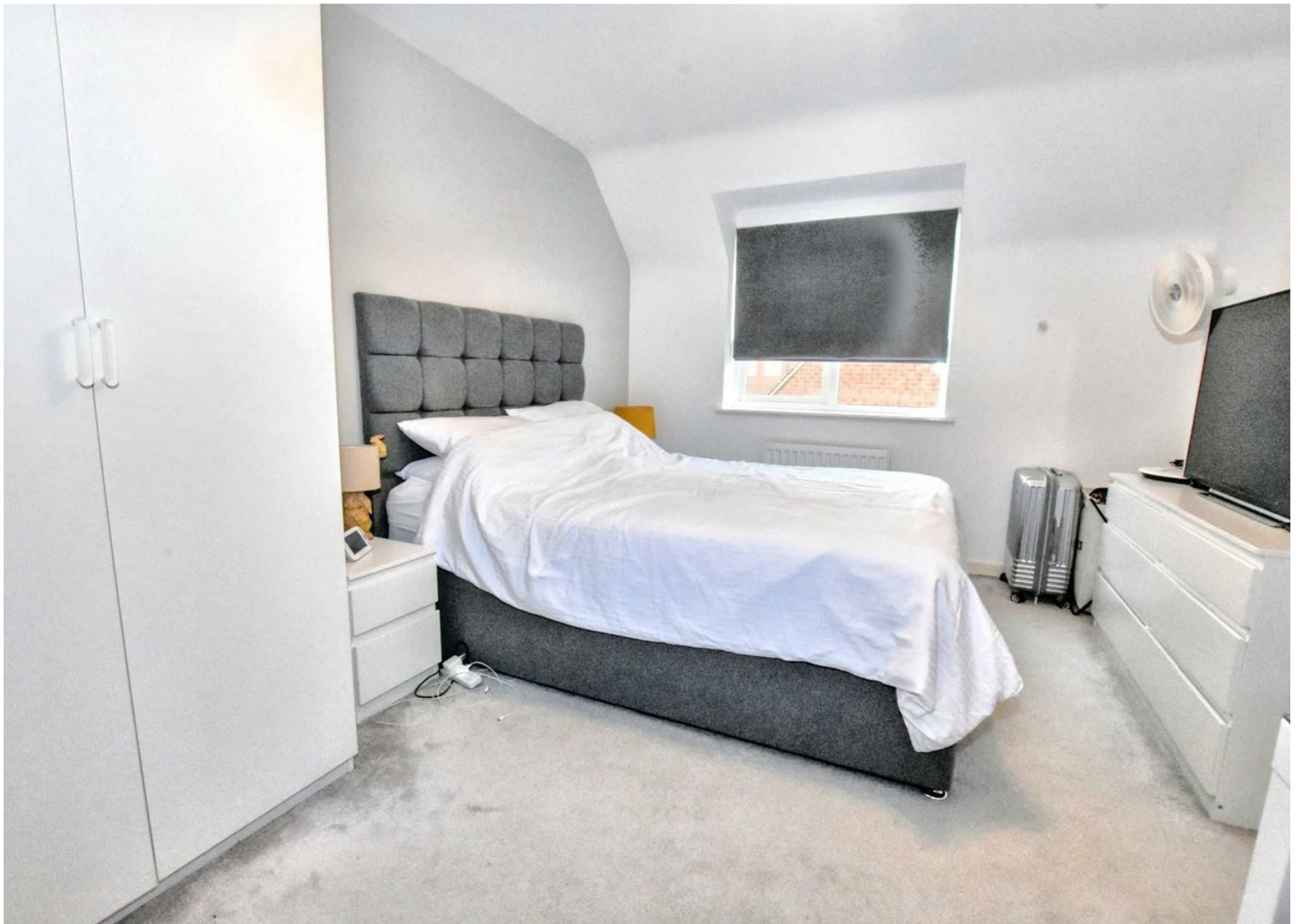
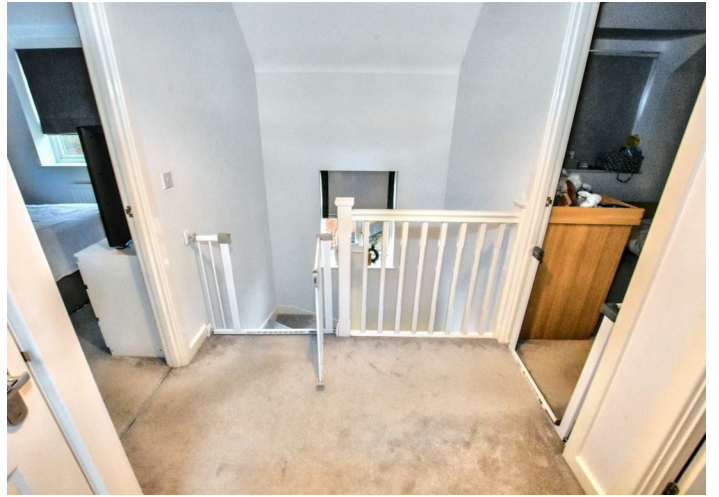
Agents Notes

Local Authority: West Northants

Council Tax Band D

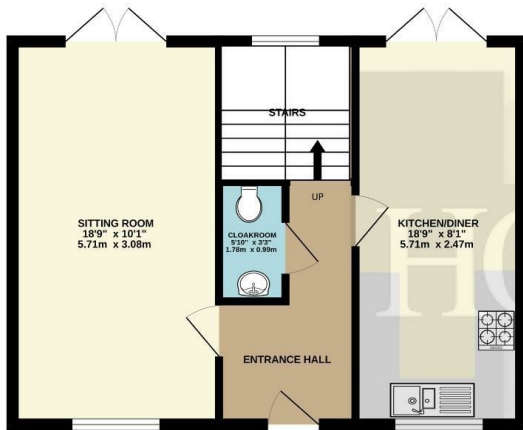
Energy Performance Rating: C

Service Charge for Green Space TBC

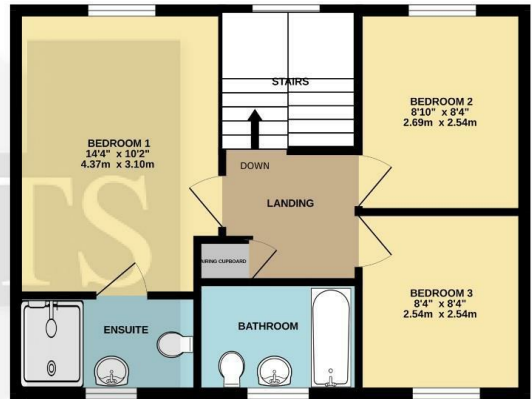




GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.

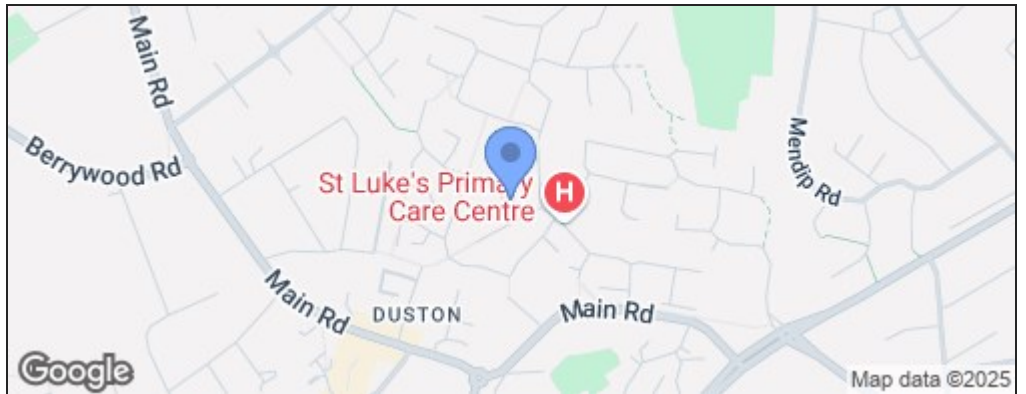


1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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		89
(81-91) B	79	
(69-80) C		
(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.