

274D Main Road  
Duston  
Northampton  
NN5 6PP

£740,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

CHECK OUT OUR VIDEO TOUR BELOW!

We are delighted to market this BRAND NEW detached executive home. Situated within the popular area of Duston on a small development of only three dwellings this private road gives complete security as well as privacy with the electric gates upon entering. Built to much higher specification than latest building regulations resulting in energy efficient homes.

With an EPC rating of an A the developers pride themselves on achieving extremely eco friendly homes for the new owners to benefit from a cheaper and greener way of living. Other features include Three phase electric, 22kw fast car charger points, 8.1 Kw solar panels, Air source heat pump with underfloor heating to both ground floor and first floor and 23 kw battery storage expandable to 46KW via parallel box.

Internally the ground floor comprises a huge kitchen/diner/family room boasting bifold doors flowing out to the rear garden. In addition there is a separate utility room, lounge, study & cloakroom. To the first floor are four bedrooms, three of which benefit from ensuite shower rooms and the family bathroom comprising a four piece suite. The master bedroom really

gives the wow factor within this property as it features a large walk through dressing room leading to the ensuite comprising a four piece suite.

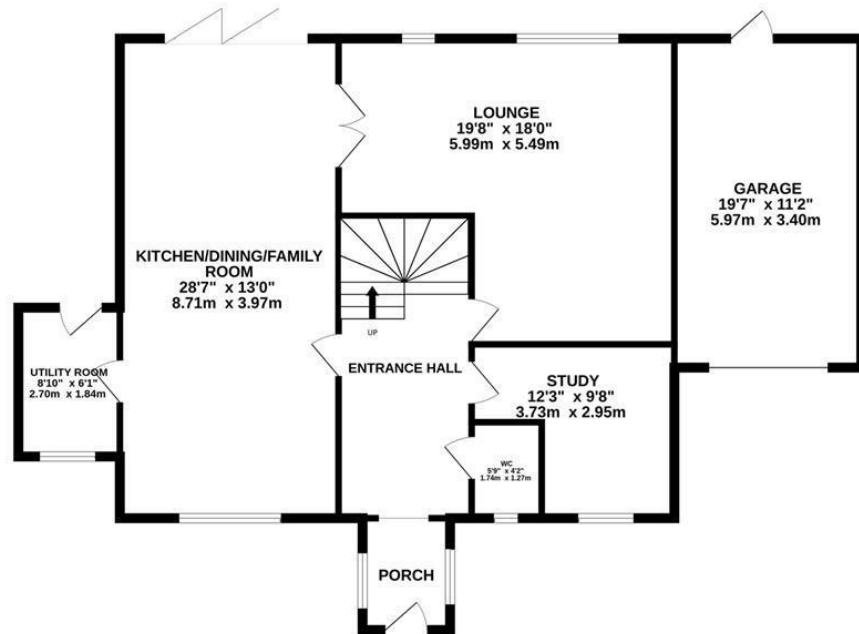
Externally the garden is a wonderful size larger than your average new build plot and also has the great addition of a single garage with an electric door.

These must be viewed to appreciate all there is to offer!

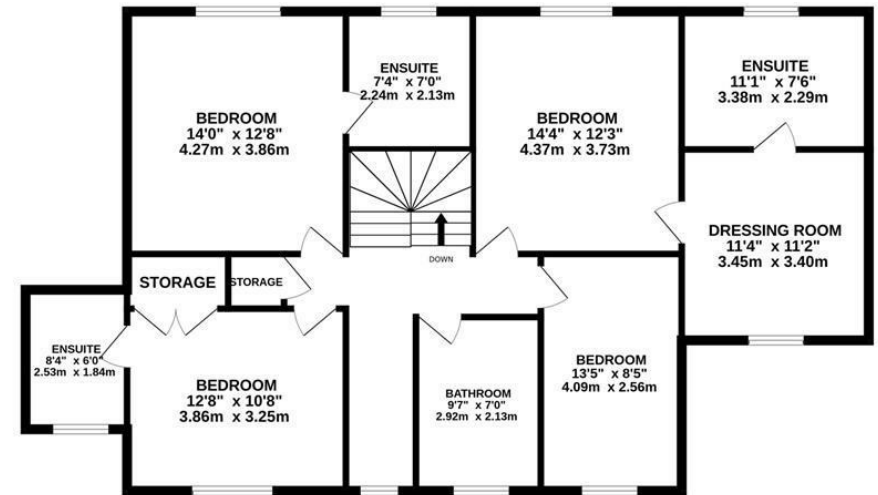
...expect excellence

# Floor Plan

GROUND FLOOR  
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.8 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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## AT A GLANCE...



SPACIOUS ACCOMODATION  
THROUGHOUT



LARGE OPEN FAMILY  
KITCHEN/DINER PLUS UTILITY  
ROOM



FOUR BEDROOMS



THREE ENSUITE SHOWER  
ROOMS, FAMILY BATHROOM &  
DOWNSTAIRS CLOAKROOM



GENEROUS PLOT WITH GREAT  
SIZE REAR GARDEN



AMPLE OFF ROAD PARKING &  
GARAGE





# SELLER'S SECRET

We take pride on building our homes to be extremely eco friendly for the new owners!



*Why we like it....*

We love the position of these properties on a small development of only three dwellings whilst being not only secure but very private with electric gates entering the private road.

*To buy or not to buy....*

## OSCAR JAMES

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