



27 Rowthorne Close, Marina Park, Northampton, NN5 4WB
Offers In Excess Of £325,000 Freehold

Jackson Grundy are pleased to welcome to the market this immaculately presented three bedroom detached home on the popular Marina Park development of Duston. Consisting of entrance hall, WC, living room to the front, utility room and full length kitchen/dining room across the rear. Upstairs there are three bedrooms, the master benefitting from an en suite shower room, there is also a family bathroom. Further benefits include single garage, parking for two vehicles and a private southerly facing rear garden. EPC Rating: B

No Onward Chain | Three Bedroom Detached | En Suite to Master | Southerly Facing Rear Garden | Single Garage | Kitchen/Diner

modern marketing · traditional values

GROUND FLOOR

ENTRANCE HALL

Entered via a composite double glazed front door. uPVC double glazed window to side. Radiator. Storage cupboard. Amtico flooring.

LOUNGE 3.94m max x 3.71m (12'11 max x 12'2)

uPVC double glazed window to front. Radiator. Amtico flooring.

WC

Double glazed window to side. Comprising hand wash basin and WC. Amtico flooring.

KITCHEN/DINER 5.51m x 2.82m (18'1 x 9'3)

uPVC double glazed window to rear elevation and French doors leading to the rear garden. Radiator. Fitted with a range of base and wall mounted cabinets and drawers with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap over. Appliances include a dishwasher, gas hob and oven with extractor over and integrated fridge/freezer.

UTILITY ROOM 2.24m x 1.63m (7'4 x 5'4)

Composite door to side. Radiator. Fitted with base and wall mounted cabinets. Integrated washing machine.

FIRST FLOOR LANDING

Double glazed window to side elevation. Loft access. Storage cupboard. Doors to adjoining rooms.

BEDROOM ONE 3.94m x 3.25m max (12'11 x 10'8 max)

uPVC double glazed window to front elevation. Radiator. Door to en suite

EN SUITE 1.78m x 1.78m (5'10 x 5'10)

uPVC double glazed window to front elevation. Comprising corner shower cubicle, pedestal wash hand basin and WC. Tiling to splashbacks. Amtico flooring Heated towel rail. Extractor.

BEDROOM TWO 2.90m x 2.90m (9'6 x 9'6)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 2.90m x 2.51m (9'6 x 8'3)

uPVC double glazed window to rear. Radiator.

BATHROOM 2.08m x 1.70m (6'10 x 5'7)

uPVC double glazed window to side elevation. Comprising a panelled bath with electric shower over, pedestal wash hand basin and WC. Tiling to splashbacks. Extractor. Spotlights. Heated towel rail. Amtico flooring.

OUTSIDE

FRONT

Lawned front. Path to front door. Block paved off road parking for two vehicles.

GARAGE

Side Access. Power and light.

REAR GARDEN

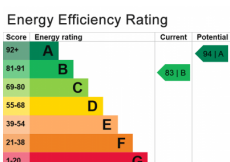
Enclosed by panel fencing. Lawned area. Flower and shrub borders. Patio area. Side access.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the vendors.

AGENT NOTE

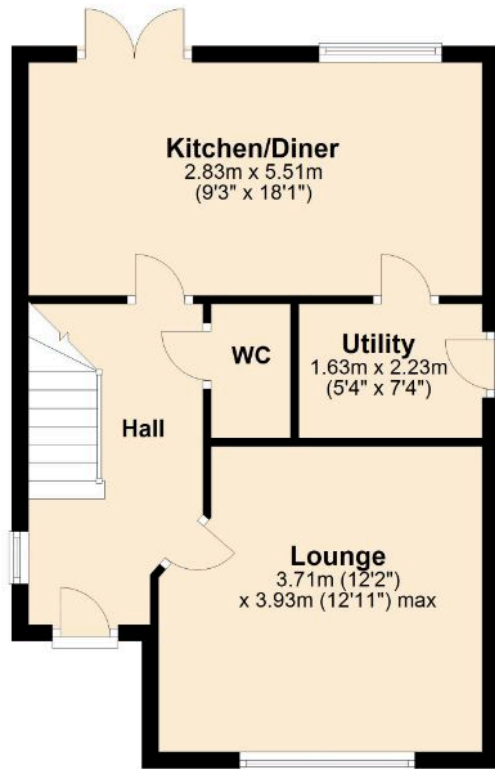
Maintenance Charge £131 for 2021



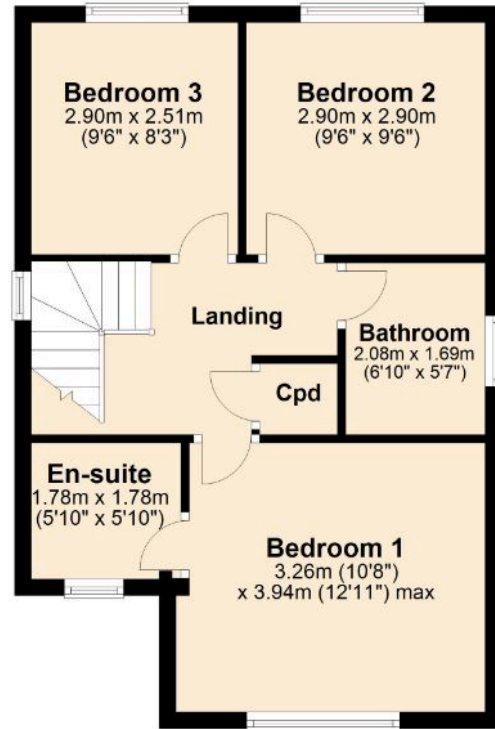
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

27 Rowthorne Close, Marina Park, Northampton NN5 4WB
Offers In Excess Of £325,000 Freehold

Ground Floor



First Floor



Total area: approx. 87.3 sq. metres (939.3 sq. feet)



LOCAL AREA INFORMATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

27 Rowthorne Close, Marina Park, Northampton NN5 4WB
Offers In Excess Of £325,000 Freehold

