



**32 Corran Close, Duston, Northampton, NN5 7AL**  
**£300,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented and rarely available three bedroom detached bungalow in this popular cul-de-sac location off the Harlestone Road. The accommodation comprises entrance porch, lounge/dining room, three bedrooms, refitted shower room and a refitted kitchen. The property further benefits from single garage, off-road parking and southerly facing private rear garden. EPC Rating: B. Council Tax Band: D

**No Onward Chain | Well Presented | Single Garage | Refitted Kitchen | South Facing Garden | Refitted Shower Room**

**modern marketing · traditional values**

### ENTRANCE PORCH

uPVC double glazed entrance door. Radiator.  
Laminate flooring. Door to lounge/diner.

### LOUNGE/DINING ROOM 4.93m x 3.61m (16'2 x 11'10)

Double glazed leaded bay window to front elevation. Two radiators. Electric fire with marble surround. Built in bespoke storage. Coving.

### INNER HALL

Radiator. Airing cupboard housing hot water tank and shelving. Coving. Doors to:

### KITCHEN 2.57m x 3.28m (8'5 x 10'9)

uPVC double glazed door to garden. uPVC double glazed window to rear elevation. Plumbing for washing machine and dishwasher. Electric hob and double oven. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Tiling to splash back areas. Composite sink and drainer with mixer tap.

### BEDROOM ONE 3.68m x 3.28m (12'1 x 10'9)

uPVC double glazed window to rear elevation. Radiator. Coving. Built in wardrobe.

### BEDROOM TWO 4.27m x 2.24m (14'0 x 7'4)

uPVC double glazed window to front elevation. Radiator. Coving.

### BEDROOM THREE 2.59m x 3.15m (8'6 x 10'4)

uPVC double glazed window to rear elevation. Radiator.

### SHOWER ROOM 1.65m x 2.26m (5'5 x 7'5)

uPVC double glazed window to side elevation with obscure glass, WC and wash hand basin set in vanity unit and shower cubicle. Fully tiled walls.

### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn. Driveway for two vehicles. Side access.

#### GARAGE

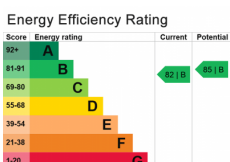
Up and over door.

#### REAR GARDEN

Enclosed by panelled fencing. Large patio area spanning the width of the property. Mainly laid to lawn with mature borders and shrubs. Southerly facing. Wooden garden shed.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

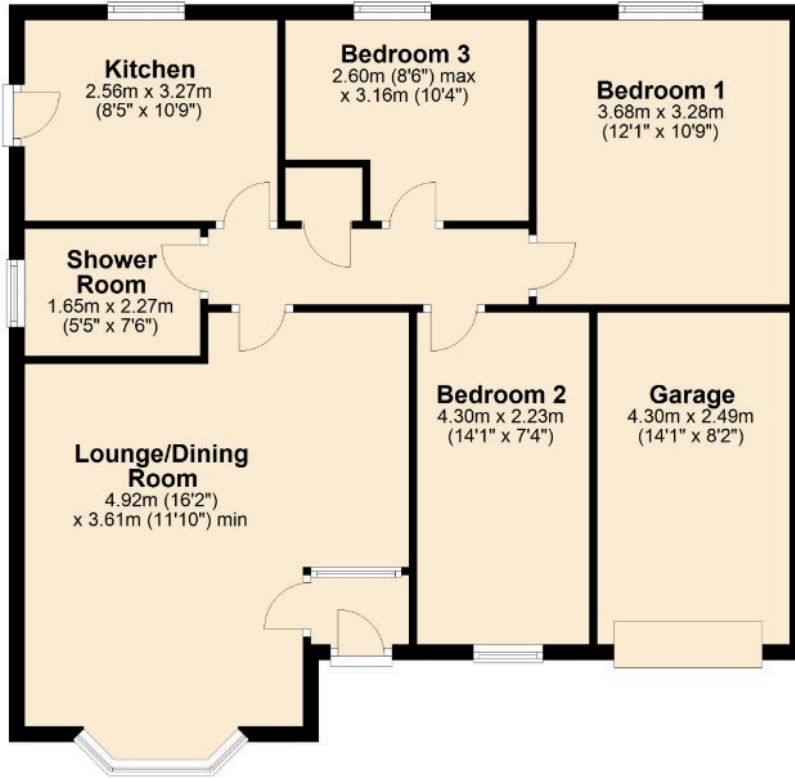


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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### Ground Floor

Approx. 84.0 sq. metres (904.6 sq. feet)



Total area: approx. 84.0 sq. metres (904.6 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.

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