



65 Duston Wildes, Duston, Northampton, NN5 6NR
£355,000 Freehold

Jackson Grundy are delighted to welcome to the market this well presented four bedroom detached home in the highly desirable cul-de-sac location in Duston Wildes. Consisting of entrance hall, kitchen/breakfast room, utility room, large "L" shaped lounge/dining room and WC . Upstairs there are four bedrooms, the main bedroom benefits from an en-suite shower room and built in wardrobes. There is also a modern family bathroom. Further benefits include westerly facing private garden, garage and parking. The property also has double glazing and gas central heating. EPC:D. Council Tax Band: E.

Four Bedroom Detached House | Cul-De-Sac | En-Suite | Off Road Parking & Garage | Utility Room | Double Glazing & Gas Central Heating

modern marketing · traditional values

ENTRANCE

Composite front door. Radiator. Wood effect flooring. Fuse box. Coving. Understairs cupboard.

HALLWAY

Doors leading to rooms:

WC

uPVC double glazed window to side elevation. Low level flush WC. Wash hand basin in vanity unit with mixer tap. Heated towel rail. Tiled splash backs. Wood effect flooring.

KITCHEN/BREAKFAST ROOM 2.82m x 3.05m (9'3 x 10)

uPVC double glazed window to rear elevation. Stainless steel sink with mixer tap. A range of wall and base level units. Integral dishwasher. Space for a range cooker. Stainless steel splash back and extractor over. Tiled splash backs and tiled floor. Wall mounted boiler in cupboard.

UTILITY 1.68m x 2.06m (5'6 x 6'9)

uPVC double glazed window to rear elevation. Stainless steel sink with mixer tap. A range of wall and base level units with mixer tap. Tiled splash back and tiled flooring. Space for washing machine and tumble dryer.

LOUNGE/DINING ROOM 6.07m x 7.11m (19'11 max x 23'4)

Dual aspect uPVC double glazed French doors to rear elevation and two uPVC double glazed windows to front elevation. Three radiators. Coving.

FIRST FLOOR LANDING

Loft access (drop ladder and boarded around middle and light). Airing cupboard. Coving. Doors to adjacent rooms.

BEDROOM ONE 2.77m x 4.24m (9'1 x 13'11)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Coving. Door to en-suite.

EN-SUITE

uPVC double glazed window to rear elevation. Heated towel rail. Wall light. Elevated wash hand basin with mixer tap. Shower cubicle with bi-fold door. WC. Fully tiled throughout and tiled floor.

BEDROOM TWO 2.59m x 4.06m (8'6 x 13'4)

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

BEDROOM THREE 3.43m x 2.26m (11'3 x 7'5)

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

BEDROOM FOUR 2.39m x 3.05m (7'10 x 10)

uPVC double glazed window to rear elevation. Radiator. Coving. Wood effect flooring.

BATHROOM 1.88m x 1.98m (6'2 x 6'6)

uPVC double glazed window to rear elevation. Low level WC and wash hand basin inset in vanity unit with mixer tap. Panelled bath with mixer tap and shower over with rain water attachment. Shaver point. Wood effect flooring. Heated towel rail. Spot lights.

OUTSIDE

FRONT GARDEN

Off road parking and driveway to garage. Raised mature planting with retaining wall.

REAR GARDEN

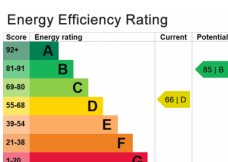
Enclosed by panelled fence. Block paved patio. Side gate. Door to garage. Lawn and mature borders. Westerly facing. Decking to rear corner.

GARAGE

Up and over door. Power and light. Rafter storage.

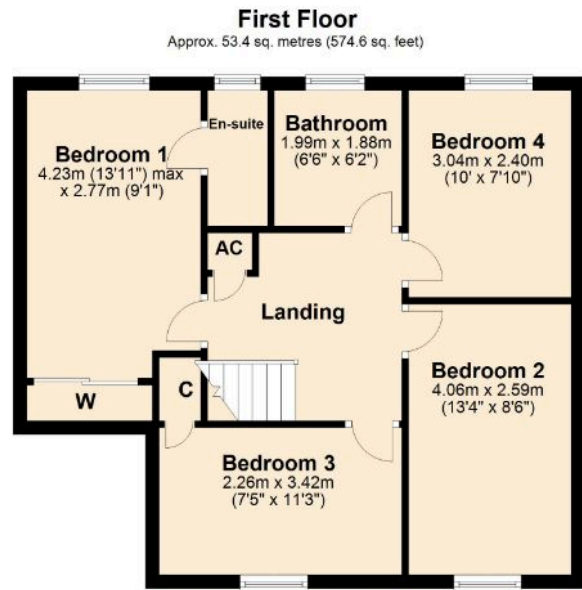
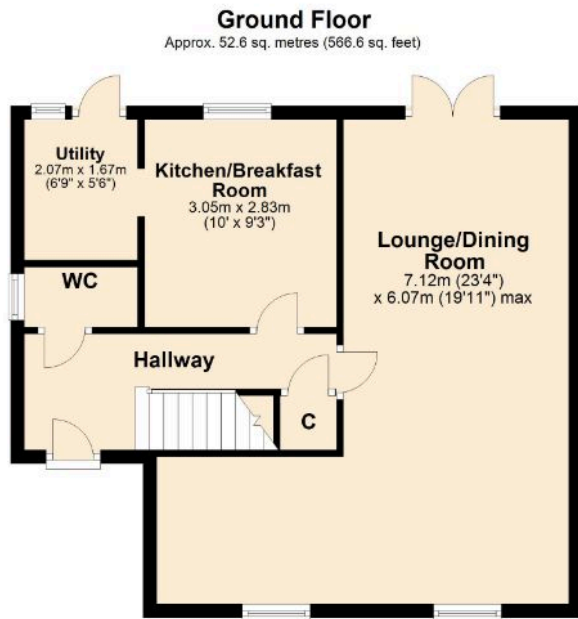
DRAFT DETAILS

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

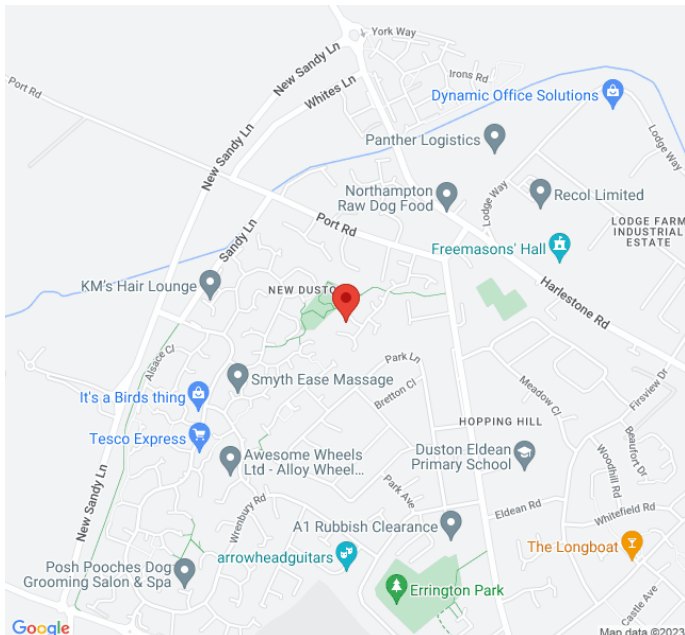


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 106.0 sq. metres (1141.2 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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