



**30 Camelot Way, Duston, Northampton, NN5 4BG**  
**£499,995 Freehold**

Jackson Grundy are delighted to welcome to the market this large family home situated on the popular Camelot Way area of Duston. The accommodation entrance hall, lounge, dining room, study, refitted kitchen with conservatory off creating dining area. There is also a utility, accessing the converted garage creating a gym and further reception room, there is also a shower room. Upstairs there are four double bedrooms, bedroom one having an en-suite shower room. Further benefits include gas central heating and parking to the front. EPC Rating: D. Council Tax Band:F

**Large Family Home | Converted Garage With Shower Room | Popular Duston Location |  
Conservatory Off Kitchen | Study | Four Double Bedrooms**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite entrance door. Inset uPVC double glazed window. Radiator. Wood effect flooring. Coving. Doors to:

### WC

Wash hand basin in vanity unit and low level WC. Heated towel rail. Tiling to splash back areas. Tiled floor.

### LOUNGE 5.23m x 3.61m (17'2 x 11'10)

Double glazed bay window to front elevation. Radiator. Stone fireplace and surround with inset dual fuel burner. Coving. French doors to dining room.

### DINING ROOM 3.07m x 3.28m (10'1 x 10'9)

Sliding patio doors to garden. Radiator. Coving.

### STUDY 3.73m x 2.46m (12'3 x 8'1)

Double glazed bay window to rear elevation. Radiator. Wood effect flooring.

### KITCHEN 3.10m x 4.70m (10'2 x 15'5)

Wall and base units. Granite work surfaces. Stainless steel sink unit. Breakfast bar. Stove Range cooker with extractor over. Integrated appliances.

### UTILITY 2.26m x 1.63m (7'5 x 5'4)

Stainless steel sink. Door to side elevation. Doors adjacent.

### PLAY ROOM 3.71m x 2.44m (12'2 x 8'0)

Double glazed window to front elevation. Feature fireplace. Rooms adjacent. Wood effect flooring.

### GYM 3.43m x 2.26m (11'3 x 7'5)

Double glazed window to side elevation. Doors adjacent.

### SHOWER ROOM 1.55m x 2.26m (5'1 x 7'5)

Double glazed window to side elevation. Low level flush WC. Wash hand basin and shower.

### CONSERVATORY 3.86m x 3.43m (12'8 x 11'3)

Low level brick wall. Upright radiator. uPVC windows and doors.

### FIRST FLOOR LANDING

Access to loft space. Coving. Double airing cupboard. Doors to:

### BEDROOM ONE 4.39m x 3.66m (14'5 x 12'0)

Double glazed window to front elevation. Radiator. Built in wardrobe.

### EN-SUITE 1.60m x 2.74m (5'3 x 9'0)

Double glazed window to front elevation. Heated towel rail. Suite comprising wash hand basin set in vanity unit, WC and walk in shower cubicle. Tiling to splash back areas. Tiled floor. Extractor.

### BEDROOM TWO 4.04m x 3.78m (13'3 x 12'5)

Double glazed window to front elevation. Radiator. Built in wardrobe and storage cupboard.

### BEDROOM THREE 3.38m x 3.45m (11'1 x 11'4)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BEDROOM FOUR 4.14m x 2.92m (13'7 x 9'7)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

### BATHROOM 3.15m x 2.79m (10'4 x 9'2)

Double glazed window to rear elevation. Heated towel rail. Suite comprising low level WC, tiled bath with mixer tap, separate shower attachment, pedestal wash hand basin and walk in shower cubicle. Tiled floor. Tiled walls. Extractor.

### OUTSIDE

### FRONT GARDEN

Off road parking. Shrubbery and planting. Side access.

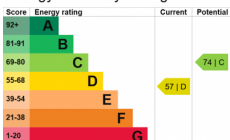
### REAR GARDEN

Enclosed rear garden. Slate stoned patio. Trees and shrub borders. Lawn. Side access. Large purpose built storage. Patch of artificial lawn.

### DRAFT DETAILS

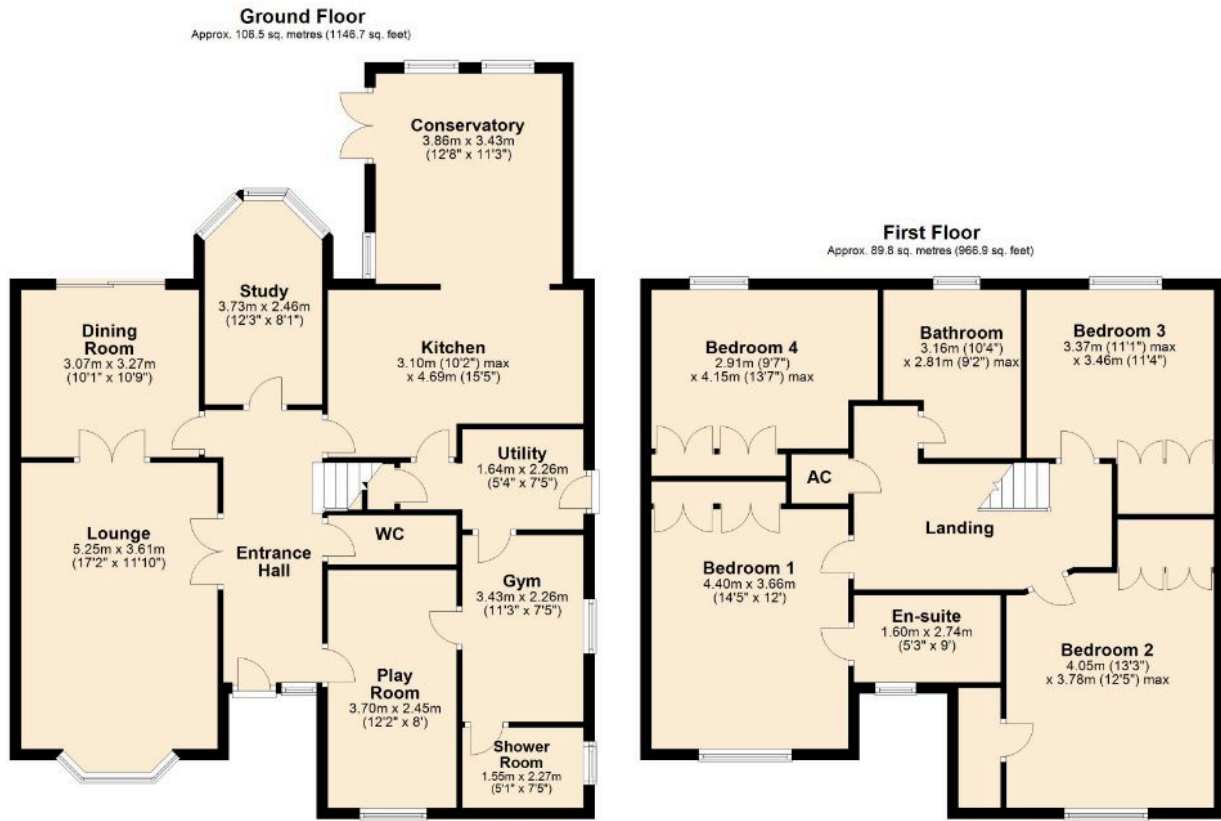
At the time of print, these particulars are awaiting approval from the Vendor(s).

#### Energy Efficiency Rating



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. 196.4 sq. metres (2113.6 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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