



**38 Duston Wildes, Duston, Northampton, NN5 6ND**  
**£360,000 Freehold**

Jackson Grundy are delighted to welcome this superbly presented four bedroom detached home in the highly popular Duston Wildes area of Duston. The accommodation comprises entrance hall with storage, WC, open plan kitchen/lounge/dining room immaculately finished throughout with a high quality kitchen, bi-fold doors lead from the lounge area to the private garden. Upstairs there are four bedrooms and a shower room. The property further benefits from off road parking, single garage and landscaped rear garden. EPC Rating: TBC. Council Tax Band: D

**Immaculate Condition | Desirable Cul-De-Sac Location | Off Road Parking & Garage | Fully Refurbished Kitchen/Lounge/Dining Room | Spacious Living Space Extension | uPVC Double Glazing & Gas Radiator Heating**

**modern marketing · traditional values**

### ENTRANCE HALL

Composite entrance door. Luxury vinyl wood effect flooring. Wood panelled walling. Staircase rising to first floor landing. Column radiator. Solid oak doors. Storage cupboard.

### WC

Frosted uPVC double glazed window to front elevation. Half tiled wall. Luxury vinyl wood effect flooring. Radiator. Low level flush WC and modern wash hand basin with black mixer tap.

### KITCHEN/LOUNGE/DINING ROOM 8.03m x 8.05m (26'4 x 26'5)

A superbly extended open plan room. Velux windows. Charcoal black double glazed bi-fold doors to rear garden and uPVC double glazed window to rear elevation. Marble work tops and inset Belfast sink. A range of wooden wall and base level units. Bespoke dining table and seating area. Integral dishwasher. Full length fridge and freezer. Utility cupboard with space for washing machine and tumble dryer. Integral wine chiller. Sliding wooden door storage cupboard. Luxury vinyl flooring. Media unit with inset shelving. Speaker system built into ceiling. Two column radiators. Air conditioning unit.

### FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Panelled walling. Doors to adjacent rooms.

### BEDROOM ONE 3.15m x 3.33m (10'4 x 10'11)

uPVC double glazed window to rear elevation. Radiator. Feature decorative wall.

### BEDROOM TWO 1.98m x 3.15m (6'6 x 10'4)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

### BEDROOM THREE 3.02m x 3.10m (9'11 x 10'2)

uPVC double glazed window to rear elevation. Radiator. Access to loft space.

### BEDROOM FOUR 1.93m x 2.44m (6'4 x 8'0)

uPVC double glazed window to front elevation. Radiator. Wood effect flooring.

### SHOWER ROOM 1.93m x 2.03m (6'4 x 6'8)

Frosted uPVC double glazed window to front elevation. Heated towel rail. Suite comprising pedestal wash hand basin with mixer tap over, low level flush WC and shower cubicle. Fully tiled.

### OUTSIDE

#### FRONT GARDEN

Steps to front door. Large pebble stone frontage. Driveway to garage. Gated to side.

#### REAR GARDEN

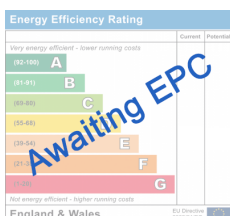
Enclosed rear garden. Composite decking with inset lighting. Sleepers creating raised borders. Steps to side garage door.

#### GARAGE

Up and over door with power and light. Currently has a golf simulator set up.

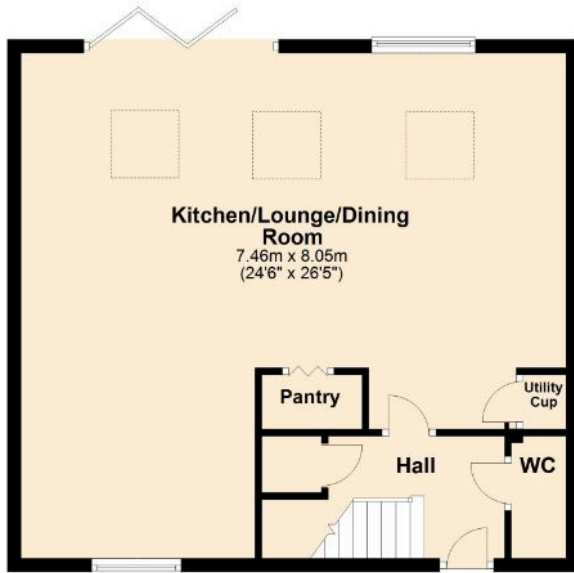
#### DRAFT DETAILS

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

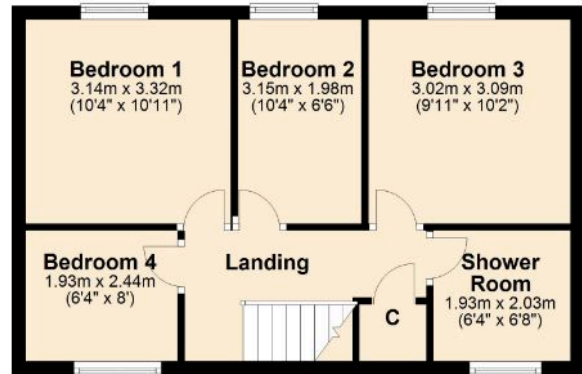


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

### Ground Floor



### First Floor



## 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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