

**19 Douglas Road, Duston, Northampton, NN5 6XX**  
**£375,000 Freehold**

Jackson Grundy are delighted to welcome to the market this superbly presented four bedroom detached family home in this desirable cul-de-sac location within Duston. The accommodation comprises entrance hall, study, family room, refitted kitchen/dining room and separate lounge with conservatory off. Upstairs there are four family bedrooms with the main bedroom benefitting from built in wardrobes and a refitted en-suite, there is also a refitted family bathroom. Further benefits include double garage, parking, gas central heating and double glazing. EPC Rating: C. Council Tax Band: E

**Well Presented | Double Garage | Cul-De-Sac Location | Study & Family Room | Refitted Kitchen, Bathroom & En-Suite | Off Road Parking For Four Cars**

**modern marketing · traditional values**

## ENTRANCE HALL

Double glazed entrance door. uPVC double glazed window to front elevation. Fitted door mat. Radiator. Staircase rising to first floor landing. Doors to:

## WC

Lead lined uPVC double glazed window to front elevation. Suite comprising pedestal wash hand basin with splash back tiling and mirror over and low level WC. Radiator. Tile effect Amtico flooring.

## STUDY 2.49m x 2.01m (8'2 x 6'7)

Lead lined uPVC double glazed window to front elevation. Radiator. Fusebox. Coving. Built in office desk.

## LOUNGE 4.52m x 3.40m (14'10 x 11'2)

Sliding double glazed patio doors. Two radiators. Coving. Feature gas fireplace with wooden surround and marble hearth.

## CONSERVATORY 3.00m x 3.20m (9'10 x 10'6)

Timber framed double glazed doors and windows. Low level brick wall. Radiator. Tile effect flooring.

## KITCHEN/DINING ROOM 3.35m x 4.39m (11'0 x 14'5)

uPVC double glazed window and door to rear elevation. Wall and base units with granite effect work surfaces. Circular sink and drainer. Five ring gas hob with extractor over and oven below. Tiling to splash back areas. Wood effect flooring. Space for American style fridge/freezer. Pantry cupboard. Radiator. Utility cupboard with space for washing machine and tumble dryer.

## FAMILY ROOM 3.30m x 3.30m (10'10 x 10'10)

Lead lined uPVC double glazed window to front elevation. Radiator. Coving. Double doors to kitchen/dining room.

## FIRST FLOOR LANDING

Radiator. Doors to:

## BEDROOM ONE 3.63m x 4.39m (11'11 x 14'5)

Lead lined uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## EN-SUITE

Lead lined frosted uPVC double glazed window to front elevation. Heated towel rail. Suite comprising wash hand basin in vanity unit and heated mirror over, low level WC and walk in shower with electric shower over. Half tiled. Tile effect Amtico flooring.

## BEDROOM TWO 4.01m x 3.40m (13'2 x 11'2)

Lead lined uPVC double glazed window to front elevation. Radiator. Spotlights. Access to loft space.

## BEDROOM THREE 3.20m x 3.28m (10'6 x 10'9)

uPVC double glazed window to rear elevation. Radiator. Spotlights.

## BEDROOM FOUR 2.90m x 2.31m (9'6 x 7'7)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising low level WC, wash hand basin in vanity unit and panelled bath with electric shower over. Tile effect flooring. Half tiled. Extractor. Razor point. Access to loft space.

## OUTSIDE

### FRONT GARDEN

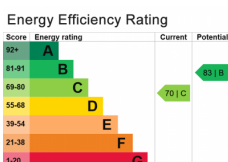
Lawn and shrubbery to front. Path to door. Parking to side in front of garage. Side gate.

### REAR GARDEN

Enclosed by panelled fencing. Side gate. Access to double garage. Patio. Lower level space for shed. Side storage area.

## DRAFT DETAILS

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

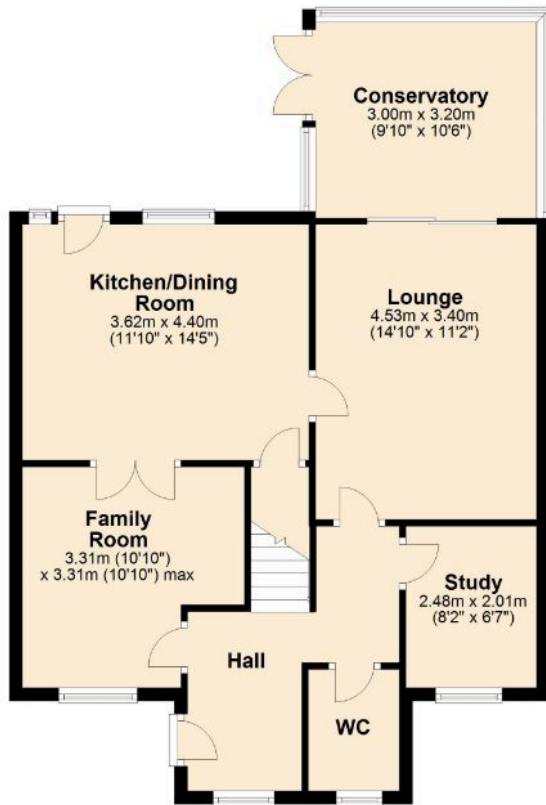


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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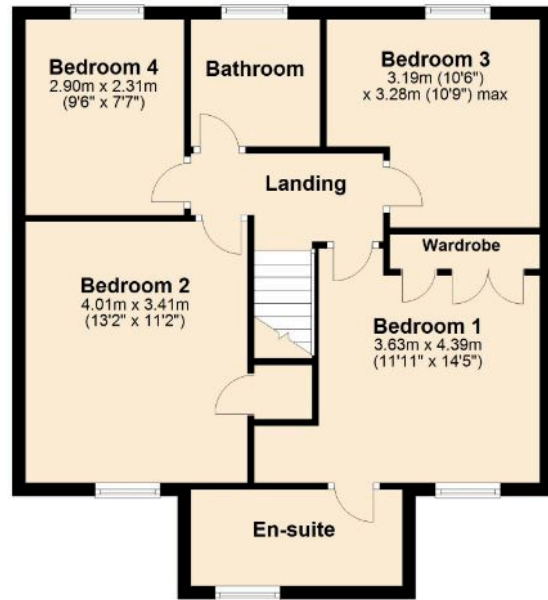
### Ground Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



### First Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



Total area: approx. 132.5 sq. metres (1426.4 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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