

**17 Sussex Close, Duston, Northampton, NN5 6ET**  
**£450,000 Freehold**

Jackson Grundy are pleased to welcome to the market this family home in this highly desirable cul-de-sac location within Duston. The accommodation comprises entrance hall, WC, kitchen/breakfast room to the front, lounge with conservatory off, and a large dining room to the rear. Upstairs there are four bedrooms, the main bedroom benefitting from a four piece en-suite. There is also a four piece family bathroom. Further benefits include ample off road parking, garage, private rear garden and gas central heating. EPC: C. Council Tax Band: D.

**Kitchen / Breakfast Room | Ample Off Road Parking And A Garage | Separate Dining Room | Four Piece En-Suite | Popular Cul-De-Sac Location | Downstairs WC**

**modern marketing · traditional values**

### ENTRANCE

Composite front door. Tiled floor. Door to garage.  
Door to hallway.

### ENTRANCE HALL

Stairs rising to first floor landing. Tiled floor. Radiator.  
Under stair cupboard. Doors to adjacent rooms

### LOUNGE 5.54m x 3.91m (18'2 x 12'10)

uPVC double glazed French doors and windows to conservatory. Double doors to dining room. Gas fire with marble feature fireplace. Coving. Wood effect flooring. Radiator.

### WC

Frosted uPVC double glazed window to side elevation. Suite comprising hand wash basin in vanity unit with mixer tap and inset WC. Tiled splash backs. Tiled floor. Side door.

### KITCHEN/BREAKFAST ROOM 5.44m x 2.11m (17'10 x 6'11)

Two uPVC double glazed windows to the front elevation. A range of wall and base level units with roll top work surfaces over. Composite one and a half sink with mixer tap. Gas hob, and oven with microwave below. Integrated fridge/freezer and dishwasher. Space for white goods. Tiled splash backs. Radiator. Wall mounted boiler (four years old) housed in cupboard.

### CONSERVATORY 5.54m x 3.10m (18'2 x 10'2)

Low level brick wall. uPVC double glazed windows and doors. Wood effect flooring.

### DINING ROOM 3.48m x 4.57m (11'5 x 15)

uPVC double glazed window to garden and window to conservatory. Coving. Radiator.

### FIRST FLOOR LANDING

Loft access. Doors to adjacent rooms.

### BEDROOM ONE 5.54m x 3.91m (18'2 x 12'10)

Two uPVC double glazed windows to rear elevation. Radiator. Built in wardrobe. Door to en-suite.

### EN-SUITE 3.40m x 1.78m (11'2 x 5'10)

Frosted uPVC double glazed window to side elevation. Suite comprising roll top bath with mixer tap, WC, wash hand basin in vanity unit and walk in shower cubicle.

### BEDROOM TWO 6.50m x 3.18m (21'4 max x 10'5)

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

### BEDROOM THREE 3.38m x 3.94m (11'1 x 12'11 max)

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

### BEDROOM FOUR 2.72m x 2.08m (8'11 x 6'10)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM

Frosted uPVC double glazed window to side elevation. Suite comprising WC, wash hand basin in a vanity unit, panelled bath with mixer tap and shower cubicle. Heated towel rail. Tiles splash backs. Tiled floor. Spotlights.

### OUTSIDE

#### FRONT GARDEN

Resin off road parking for four vehicles. Front hedging.

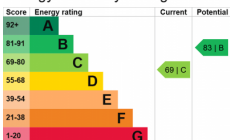
#### REAR GARDEN

Enclosed by a wood panelled fence. Patio. Seating area under pergola. Fenced and gated rear garden with steps to lawn. Mature borders.

### DRAFT DETAILS

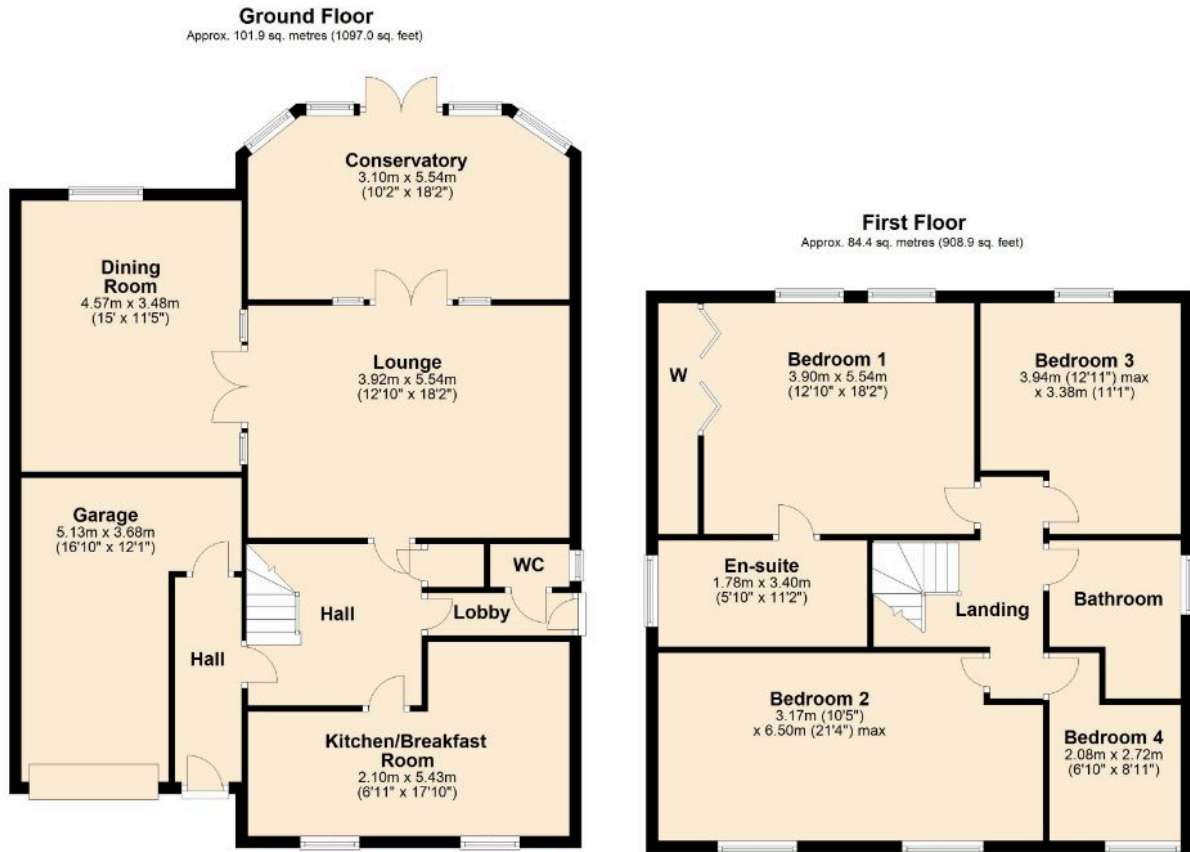
At the time of print, these particulars are awaiting approval from the Vendor(s).

#### Energy Efficiency Rating

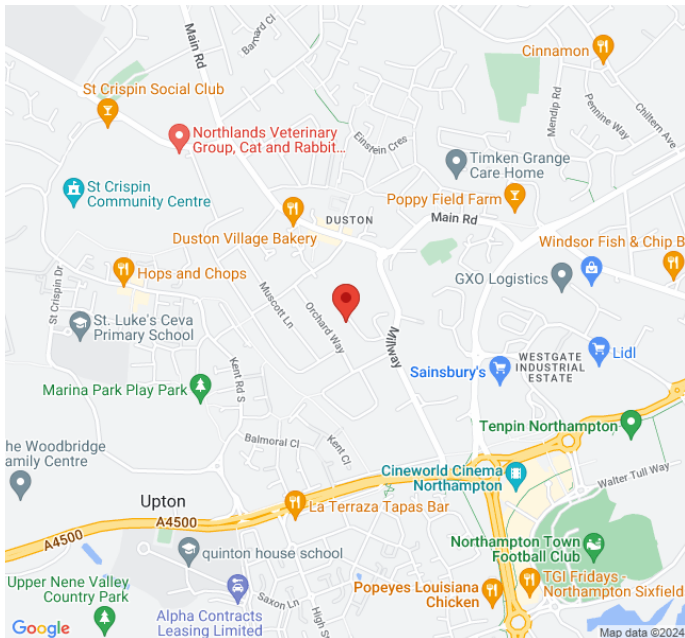


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 186.4 sq. metres (2006.0 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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