



21 Douglas Road, Duston, Northampton, NN5 6XX
£325,000 Freehold

Jackson Grundy are delighted to welcome to the market this rarely available four bedroom detached family home. The accommodation comprises entrance hall, lounge to the front, WC, refitted kitchen/dining, with utility off. The garage has been converted to a family room. Upstairs there are four bedrooms and refitted family bathroom, the main bedroom also has a refitted shower room. The property is offered with no onward, and benefits from off road parking, gas central heating and double glazing. EPC Rating: D. Council Tax Band E

Four Bedroom Detached Family Home | Refitted Kitchen/Dining Room | Converted Garage | Popular Location | No Onward Chain | Refitted En-Suite

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Staircase rising to first floor landing with cupboard below.

WC

uPVC window to front elevation. Radiator. Suite comprising low level WC and wash hand basin in vanity unit. Tiled.

LOUNGE 4.78m x 3.38m (15'8 x 11'1)

uPVC bay window to front elevation. Radiator.

KITCHEN/DINING ROOM 2.90m x 6.20m (9'6 x 20'4)

uPVC double glazed window and French doors to rear elevation. Radiator. Wall and base units. Stainless steel sink with boiling water tap over. Gas hob, double oven, integrated microwave, integrated wine chiller and integrated dishwasher. Wooden work surfaces. Tiling to splash back areas. Tiled floor. Spotlights.

UTILITY 2.95m x 1.40m (9'8 x 4'7)

uPVC window to side elevation and door to rear elevation. Wood effect flooring. Wall and base units. Space and plumbing for appliances and fridge/freezer. Circular wash hand basin. Door to:

FAMILY ROOM 5.36m x 2.59m (17'7 x 8'6)

Converted garage. uPVC window to front elevation. Door to side elevation.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space via drop down ladder.

BEDROOM ONE 3.25m x 3.94m (10'8 x 12'11)

uPVC window to front elevation. Radiator. Fitted wardrobes. Storage cupboard. Door to:

EN-SUITE

uPVC window to front elevation. Radiator. Suite comprising low level WC, wash hand basin in vanity unit and shower cubicle with electric shower over. Porcelain and ceramic wall tiles.

BEDROOM TWO 3.73m x 3.28m (12'3 x 10'9)

uPVC window to rear elevation. Radiator.

BEDROOM THREE 4.37m x 2.59m (14'4 x 8'6)

uPVC window to front elevation. Radiator. Built in wardrobe.

BEDROOM FOUR 2.79m x 2.59m (9'2 x 8'6)

uPVC window to rear elevation. Radiator.

BATHROOM

uPVC window to rear elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and wash hand basin in vanity unit. Tiled floor. Tiled walls.

OUTSIDE

FRONT GARDEN

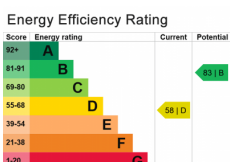
Low maintenance. Full width driveway. Tarmac and slate parking.

REAR GARDEN

Two tiered rear garden with sleepers as retaining wall and path. Side gate.

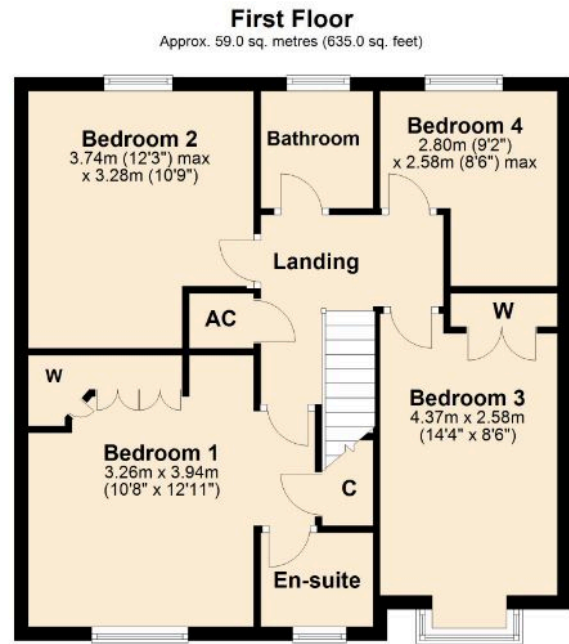
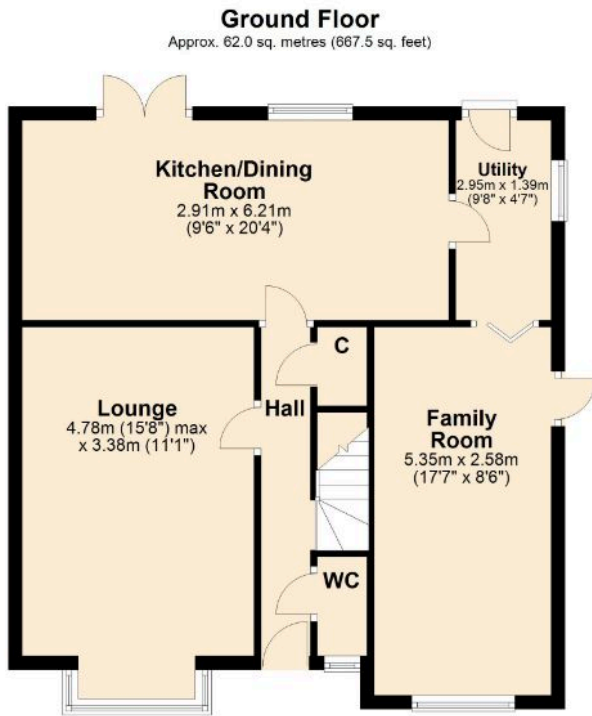
DRAFT DETAILS

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

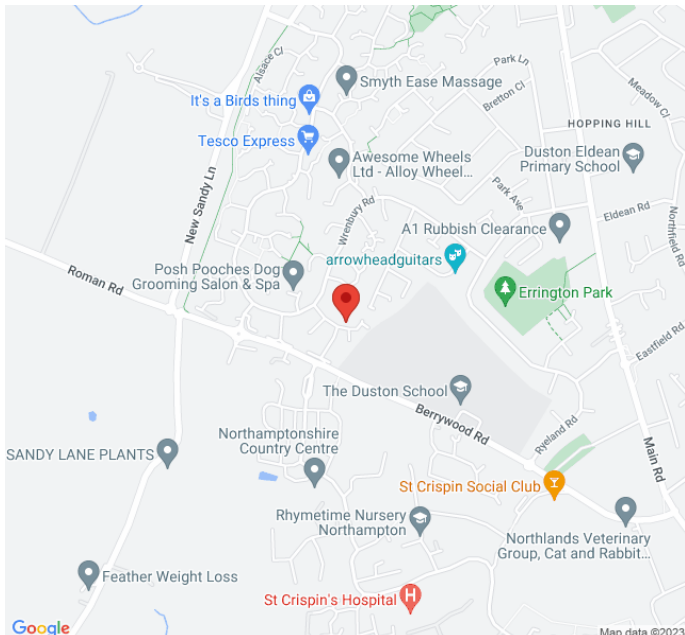


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 121.0 sq. metres (1302.5 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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