



15 St Julien Close, Duston, Northampton, NN5 6QX
£450,000 Freehold

Jackson Grundy are delighted to welcome to the market this immaculate four bedroom detached family home on this large plot in the highly desirable St. Julien Close cul-de-sac of St Giles' Park. Consisting of entrance hall, WC, dual aspect lounge, separate dining room, kitchen/lounge/dining room, utility room and office/playroom. Upstairs there are four double bedrooms, refitted shower room, the main bedroom has a refitted ensuite shower room and fitted wardrobes. Further benefits include ample parking, landscaped garden, large shed storage, uPVC double glazing and gas central heating. EPC Rating: C. Council Tax Band: E

**Immaculate Condition | Large Kitchen/Dining Room | Separate Reception Rooms |
Landscaped Rear Garden | Double Bedrooms | Utility Room & Office**

modern marketing · traditional values

ENTRANCE HALL

Composite front door. Radiator. Spotlights to ceiling. Tiled floor. Cupboard. Stairs rising to first floor landing. Doors to adjoining rooms.

DOWNSTAIRS WC

Frosted uPVC double glazed window to front aspect. Two piece suite comprising WC and wash hand basin in vanity cupboard unit with mixer tap over. Heated towel rail. Spotlights to ceiling. Fully tiled.

LOUNGE 6.10m x 4.67m (20'0 x 15'4)

Dual aspect uPVC double glazed windows to front and side aspects. Radiator. Coving to ceiling. Spotlights to ceiling. Wood effect flooring. Storage cupboard. Door to dining room.

KITCHEN/DINING ROOM 7.11m x 5.16m (23'4 x 16'11)

uPVC double glazed French doors and window to rear aspect. uPVC double glazed window to front aspect. Upright radiator. Wall and base mounted units. Large "Range" cooker & American style fridge/freezer. Integrated dish washer. Wood effect work tops. Spotlights to ceiling. Composite sink with mixer tap over. Island with breakfast bar dining with wine chiller and drawers inset. Wood effect flooring. Pelmet LED lighting under. Open plan to lounge area with uPVC double glazed French doors to rear aspect. Inset blinds. Radiator. Spotlights to ceiling. Wood effect flooring.

DINING ROOM 3.45m x 2.67m (11'4 x 8'9)

uPVC double glazed window to rear aspect. Radiator. Coving to ceiling.

UTILITY ROOM 2.34m x 2.34m (7'8 x 7'8)

Stainless steel sink unit with mixer tap over. Wall and base mounted units. uPVC double glazed door to rear garden. Space for washing machine and tumble dryer. Spotlights to ceiling. Door to office.

OFFICE/PLAYROOM 2.72m x 2.34m (8'11 x 7'8)

uPVC double glazed window to rear garden. Radiator. Coving to ceiling. Spotlights to ceiling. Wood effect flooring.

FIRST FLOOR LANDING

Coving to ceiling. Spotlights to ceiling. Storage cupboard housing boiler. Radiator. Window to front aspect. Access to loft space. Doors to adjoining rooms.

BEDROOM ONE 4.70m x 3.28m min (15'5 x 10'9 min)

uPVC double glazed windows to front and rear aspects. Radiator. Spotlights to ceiling. Built-in deep wardrobe. Door to:

EN-SUITE

Frosted uPVC double glazed window to front rear aspect. Three piece suite comprising WC, wash hand basin with mixer tap in vanity unit and walk-in shower cubicle with sliding doors and inset shower and additional hand held attachment. Heated towel rail. Fully tiled.

BEDROOM TWO 4.55m x 2.64m (14'11 x 8'8)

uPVC double glazed window to front aspect. Radiator. Spotlights to ceiling. Wood effect flooring. Built-in wardrobe.

BEDROOM THREE 4.47m max x 2.03m (14'8 max x 6'8)

uPVC double glazed window to rear aspect. Radiator. Spotlights to ceiling. Wood effect flooring.

BEDROOM FOUR 3.35m x 1.93m (11'0 x 6'4)

uPVC double glazed window to side aspect. Radiator. Spotlights to ceiling. Wood effect flooring.

SHOWER ROOM

Frosted uPVC double glazed window to rear aspect. Heated towel rail. Suite comprising WC, wash hand basin and walk in shower cubicle. Tiling to splash back areas. Wood effect flooring.

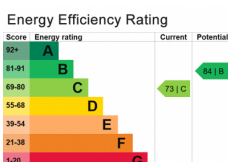
OUTSIDE

FRONT GARDEN

Large tarmac frontage and ample parking. Lawned front and side.

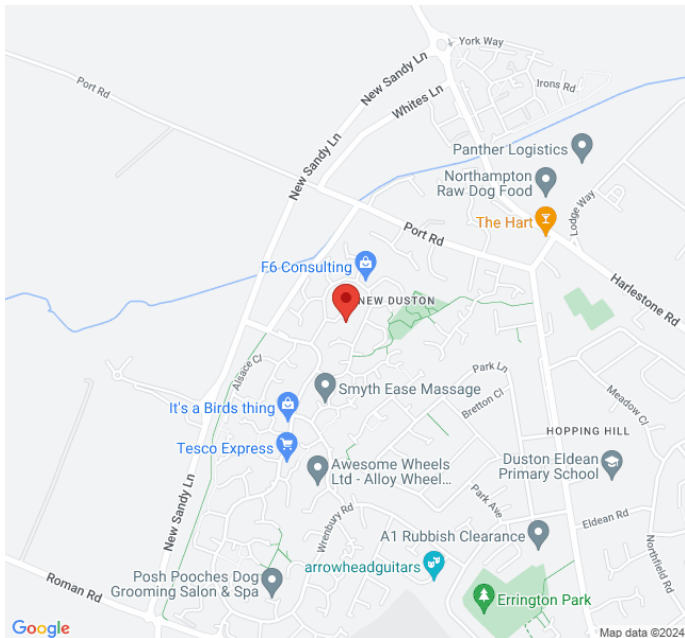
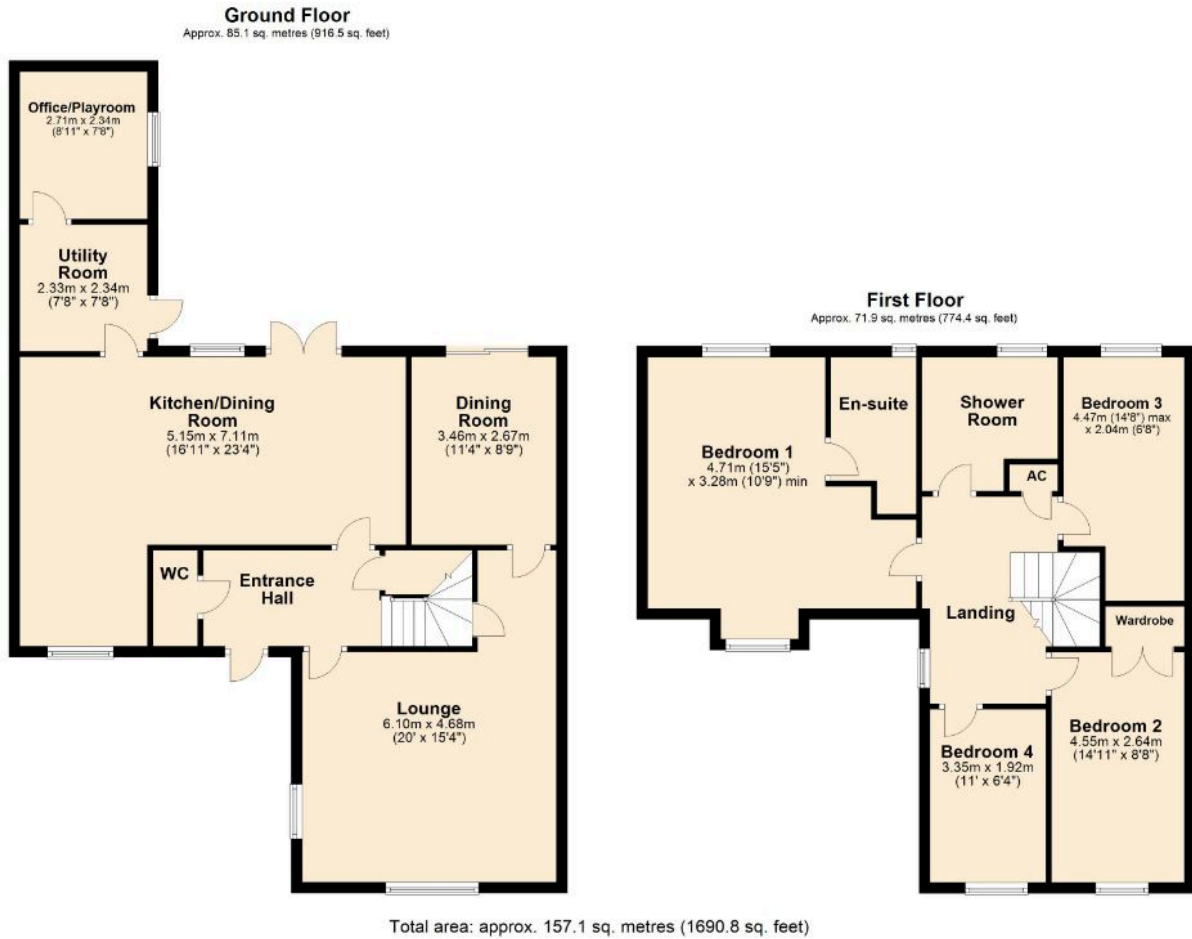
REAR GARDEN

Enclosed by timber panelled fencing. Landscaped patio. Lawn. Large shed storage. Side gate. Wall lighting.



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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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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