

**8 Edgehill Road, Duston, Northampton, NN5 6BY**  
**£400,000 Freehold**

Jackson Grundy are delighted to welcome to the market this rarely available four bedroom detached family home, with a two storey extension to the rear. The accommodation comprises entrance hall, WC, lounge, separate dining room, refitted kitchen, breakfast room. Upstairs there are four bedrooms with built in wardrobes, refitted family bathroom and the main bedroom benefits from a refitted en-suite shower room. Further benefits include approx. 60ft rear garden, single garage and car port. EPC Rating: D. Council Tax Band: E

**No Chain | Well Presented | Two Storey Rear Extension | Garage & Car Port | Refitted En-Suite & Bathroom | Refitted Kitchen**

**modern marketing · traditional values**

### HALLWAY

Composite entrance door. Frosted uPVC double glazed window to front elevation. Fitted mat. Wooden flooring. Staircase rising to first floor landing. Understairs cupboard. Doors to:

### WC

Frosted uPVC double glazed window to side elevation. Suite comprising corner WC and wash hand basin with mixer tap. Tiling to splash back areas. Tile effect flooring.

### BREAKFAST ROOM 2.72m x 4.04m (8'11 x 13'3)

Frosted uPVC double glazed door to side elevation. Radiator. Storage cupboard. Door to:

### LOUNGE 6.48m x 3.84m (21'3 x 12'7)

Frosted uPVC double glazed window to side elevation and uPVC bay window to front elevation. Two radiators. Feature fireplace. Coving. Arch to dining room.

### DINING ROOM 3.30m x 3.02m (10'10 x 9'11)

Bi-fold uPVC double glazed door to garden. Radiator. Coving. Wood effect flooring.

### KITCHEN 3.12m x 4.09m (10'3 x 13'5)

uPVC double glazed window to rear elevation. Wall and base units. Integrated Neff oven with sliding door, grill, five ring gas hob with Neff extractor and glass splash backs. Integrated fridge/freezer, dishwasher and washing machine. Glass splash backs. Ceramic one and a half sink with mixer tap. Spotlights. Wood effect flooring.

### FIRST FLOOR LANDING

uPVC window to side elevation. Airing cupboard. Storage cupboard. Access to loft space. Doors to:

### BEDROOM ONE 3.61m x 3.94m (11'10 x 12'11)

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

### EN-SUITE 2.21m x 2.69m (7'3 x 8'10)

Frosted uPVC double glazed window to side elevation. Suite comprising WC, wash hand basin set in vanity unit and walk in shower cubicle with sliding door. Heated towel rail. Tiling to splash back areas. Tile effect flooring. Spotlights. Extractor.

### BEDROOM TWO 3.28m x 3.43m (10'9 x 11'3)

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

### BEDROOM THREE 3.28m x 3.68m (10'9 x 12'1) Max

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

### BEDROOM FOUR 2.34m x 2.34m (7'8 x 7'8)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

### BATHROOM 1.65m x 2.77m (5'5 x 9'1)

Frosted uPVC double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin set in vanity unit. Tiling to splash back areas. Tile effect flooring. Spotlights. Extractor fan.

### OUTSIDE

#### FRONT GARDEN

Pressed concrete off road parking. Low level brick wall. decorative border. Carport.

#### GARAGE

Up and over door. Power and light.

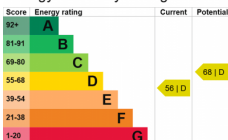
#### REAR GARDEN

Approximately 55ft in length. Bordered to side and rear. Decked area immediately off rear door. Lawn. Gazebo at rear on second patio. Outside WC. Door to rear of garage.

#### DRAFT DETAILS

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

Energy Efficiency Rating



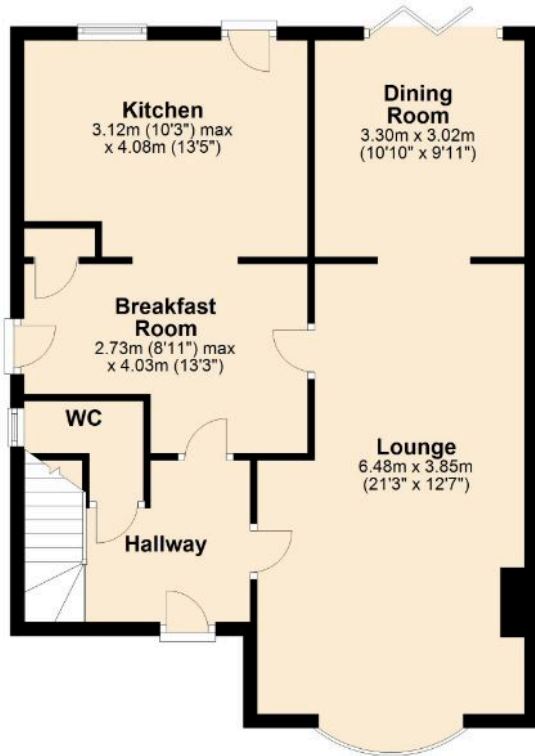
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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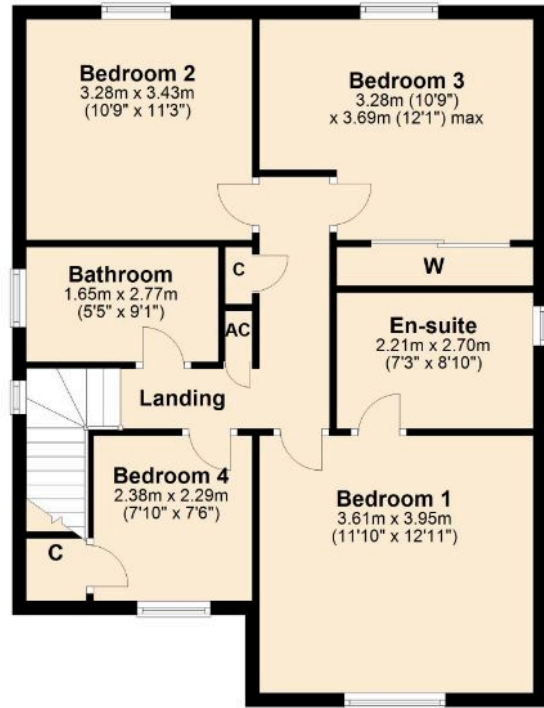
### Ground Floor

Approx. 66.5 sq. metres (715.6 sq. feet)

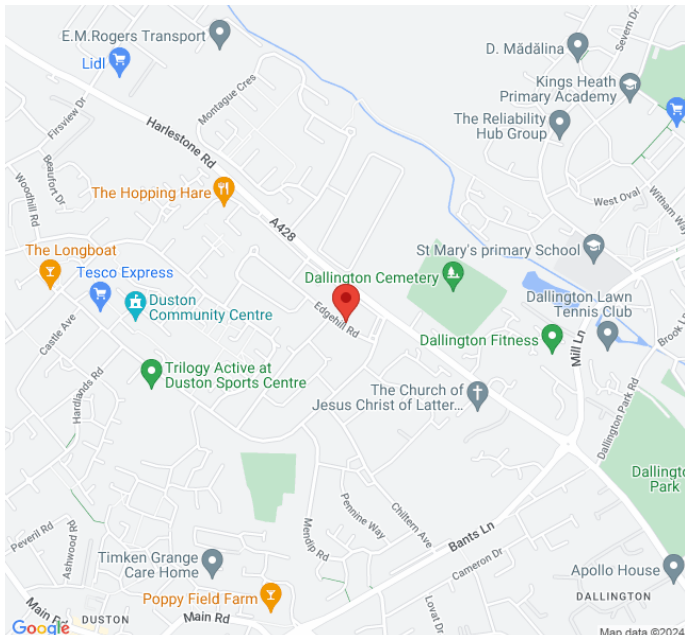


### First Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 133.4 sq. metres (1435.4 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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