



7 Blossac Court, Duston, Northampton, NN5 6EW
£375,000 Freehold

Jackson Grundy are delighted to welcome to the market this four bedroom detached family home in a popular cul-de-sac location on St. Giles' Park, Duston. The accommodation comprises entrance hall, dual aspect lounge, separate dining room, kitchen/breakfast room, utility room. Upstairs there are four bedrooms, the main bedroom benefits from an en-suite bathroom and a family bathroom. Further benefits include gas central heating, double glazing, parking and single garage. EPC Rating: D. Council Tax Band: E

Four Bedroom Detached | Kitchen/Breakfast Room | Utility Room | Cul-De-Sac Location | Single Garage & Ample Parking | Separate Dining Room

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door with inset frosted double glazed window. Storage cupboard. Radiator. Doors to:

DINING ROOM 2.82m x 3.48m (9'3 x 11'5)

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

WC

Single glazed window to side elevation. Elevated wash hand basin and low level WC. Tiled floor. Tiling to splash back areas.

KITCHEN/BREAKFAST ROOM 3.71m x 2.74m (12'2 x 9'0)

Single glazed window to side elevation. Radiator. Wall and base units. Breakfast bar. Space for cooker, dishwasher and fridge. Tiling to splash back areas. Tiled floor. Door to utility room.

UTILITY ROOM 2.11m x 2.67m (6'11 x 8'9)

uPVC double glazed stable door. Plumbing for washing machine. Tiled floor.

LOUNGE 4.75m x 4.27m (15'7 x 14'0)

Dual aspect uPVC double glazed windows to front and rear elevation. Feature gas fireplace with surround. Radiator. Coving.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 2.72m x 4.29m (8'11 x 14'1)

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

EN-SUITE 2.13m x 1.70m (7'0 x 5'7)

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, panelled bath and pedestal wash hand basin. Tiling to splash back areas.

BEDROOM TWO 2.03m x 3.48m (6'8 x 11'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.07m x 3.73m (10'1 x 12'3)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 1.96m x 3.40m (6'5 x 11'2)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.46m x 1.73m (8'1 x 5'8)

Single glazed window to side elevation. Radiator. Suite comprising low level WC, wash hand basin and panelled bath. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Lawned area. Block paved off road parking. Hedging. Path to front door.

GARAGE

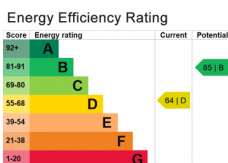
Up and over door.

REAR GARDEN

Enclosed by panelled fencing. Borders to side and rear. Patio with pond. Lawn to centre. Side access.

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.



Total area: approx. 115.4 sq. metres (1242.0 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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