



30 Orchard Way, Duston, Northampton, NN5 6HG
£250,000 Freehold

Jackson Grundy are pleased to welcome to the market this three bedroom dormer bungalow in this popular Duston village location within walking distance of village amenities. The accommodation comprises entrance hall, shower room, dual aspect lounge/dining room with staircase to first floor bedroom, kitchen and two bedrooms. Upstairs there is bedroom one over looking the rear garden. Further benefits include off-road parking, gas central heating and double glazing, the property is offered with no onward chain. EPC Rating: D. Council Tax Band: C

No Chain | Three Bedroom Semi | Off Road Parking | Popular Village Location | Gas Radiator Heating & Double Glazing | Dormer

modern marketing · traditional values

ENTRANCE HALL

Wooden entrance door to side. Radiator. Doors to:

BEDROOM THREE 2.26m x 2.90m (7'5 x 9'6)

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

SHOWER ROOM 1.78m x 2.06m (5'10 x 6'9)

uPVC frosted double glazed window to side elevation. Suite comprising wash hand basin, WC and shower cubicle with electric shower. Tiling to splash back areas.

LOUNGE AREA 3.61m x 3.15m (11'10 x 10'4)

uPVC double glazed bay window to front elevation.
Radiator. Electric fireplace. Coving.

DINING AREA 3.84m x 3.15m (12'7 x 10'4)

Sliding uPVC double glazed doors to rear elevation. Radiator. Staircase rising to first floor.
Door to:

KITCHEN 2.39m x 2.87m (7'10 x 9'5)

uPVC double glazed window and door to side elevation. Wall and base units. Stainless steel sink with mixer tap. Space for appliances. Wall mounted boiler. Quarry tiled floor. Tiling to splash back areas. Door to:

BEDROOM TWO 2.95m x 2.87m (9'8 x 9'5)

uPVC double glazed window to rear elevation.
Radiator.

FIRST FLOOR LANDING

Door to:

BEDROOM ONE 3.84m x 3.45m (12'7 x 11'4)

uPVC double glazed window to rear elevation. Built in wardrobe. Eaves storage.

OUTSIDE

FRONT GARDEN

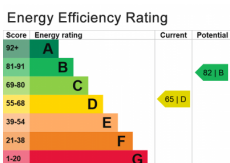
Low level brick wall. Off road parking. Border to side and under window.

REAR GARDEN

Enclosed by panelled fencing. Outbuilding and shed. Mature hedging to rear onto the park. Patio and lawn. Side gate.

DRAFT DETAILS

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

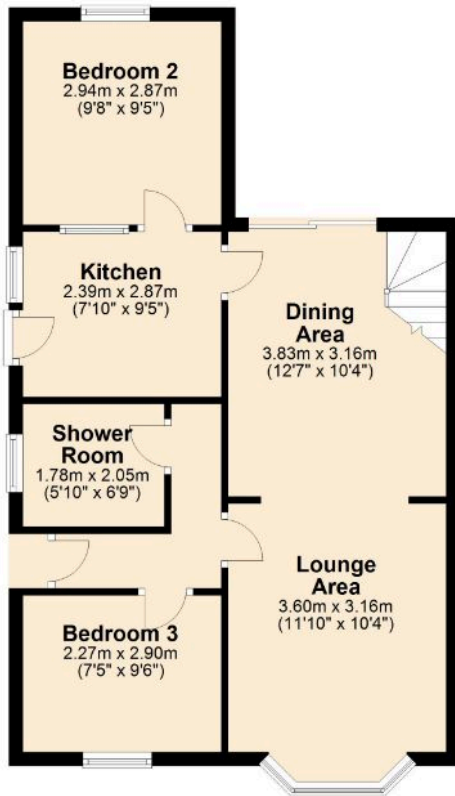


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

Approx. 55.1 sq. metres (593.6 sq. feet)

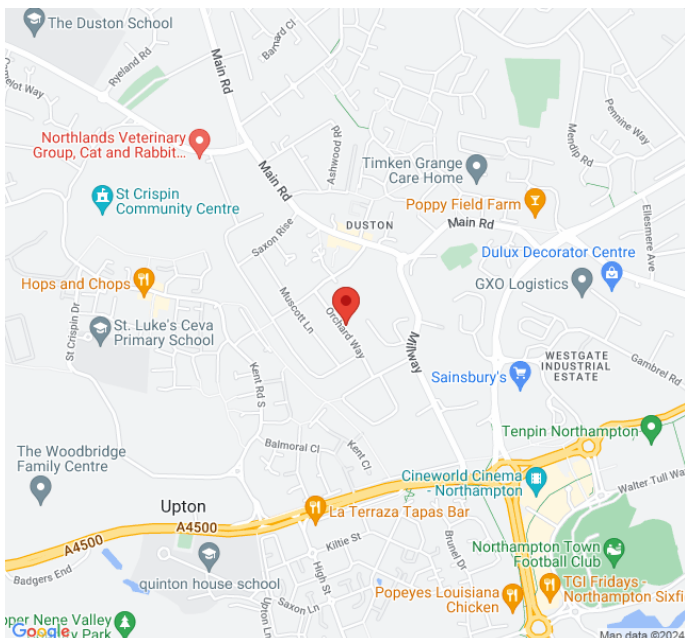


First Floor

Approx. 17.0 sq. metres (182.7 sq. feet)



Total area: approx. 72.1 sq. metres (776.3 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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