



**1 Melrose Avenue, Duston, Northampton, NN5 5PB
£350,000 Freehold**

Jackson Grundy are delighted to welcome to the market this rarely available two bedroom dormer bungalow on a corner plot in this desirable location in Northampton. Considerably extended on the side the property benefits from entrance hall, dual aspect lounge, kitchen, warm roof conservatory, bathroom, bay fronted lounge, dressing room. The dormer consists of large double room with en suite shower room. Further benefits include off-road parking front and rear, single garage, double glazing and gas central heating. EPC: C. Council Tax:C.

Well Presented | Large Extension | Corner Plot and Off Road Parking | Dormer Bedroom with En-Suite | Dressing Room | Conservatory with Warm Roof.

modern marketing · traditional values

ENTRANCE HALL

Double glazed side door. Radiator. Wood effect floor. Doors adjacent.

LOUNGE 3.81m x 6.53m (12'6 x 21'5)

Dual aspect double glazed window to front and side elevation. Radiator. Coving. Feature fireplace.

KITCHEN 3.12m x 5.26m (10'3 x 17'3)

Double glazed window to side and rear elevation. Wall mounted and base units. One and a half stainless steel sink with mixer tap. Gas hob. Integrated oven and grill. Tiled splash back. Tile effect flooring.

CONSERVATORY 3.18m x 4.80m (10'5 x 15'9)

Low level WC. uPVC window and doors. Radiator. Spot lights. Tiled floor.

BEDROOM ONE 4.42m x 3.30m (14'6 x 10'10)

Double glazed bay window to front elevation. Radiator. Coving.

DRESSING ROOM 3.63m x 2.59m (11'11 x 8'6)

Double glazed window to rear elevation. Radiator. Wood effect floor. Built in wardrobe.

BATHROOM 2.69m x 2.21m (8'10 x 7'3)

Double glazed window to rear elevation. Panel Bath with shower over. WC. Wash hand basin in vanity unit. Heater. Tiled splash back.

BEDROOM TWO 3.94m x 5.08m (12'11 x 16'8)

uPVC double glazed window to rear elevation. Radiator. Eave storage.

EN-SUITE

Velux style window to rear elevation. Radiator. Wash hand basin with mixer tap. Cupboard housing combination boiler. Shower cubicle with sliding door. Tiled splash back. WC.

FRONT GARDEN

Picket fence around. Block paving. Side access.

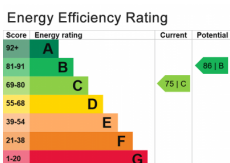
REAR GARDEN

Enclosed Panel fence. Patio with path to garage which has power and lighting. Off road parking.

DRAFT DETAILS

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

OUTSIDE

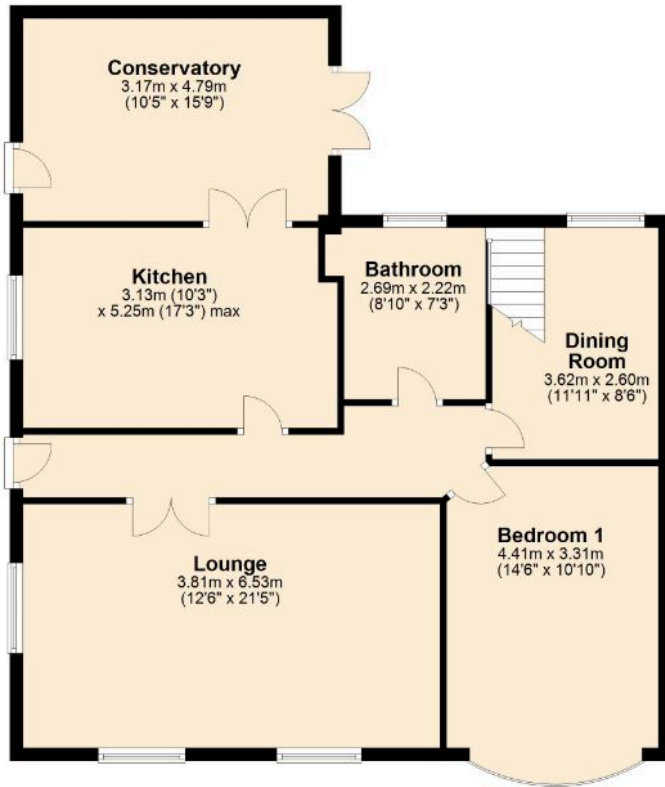


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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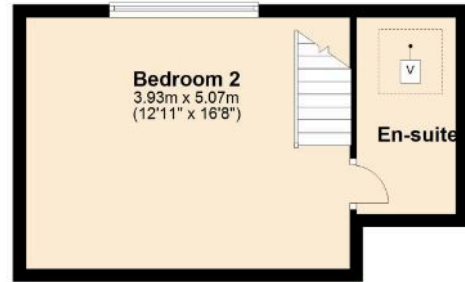
Ground Floor

Approx. 108.2 sq. metres (1164.3 sq. feet)

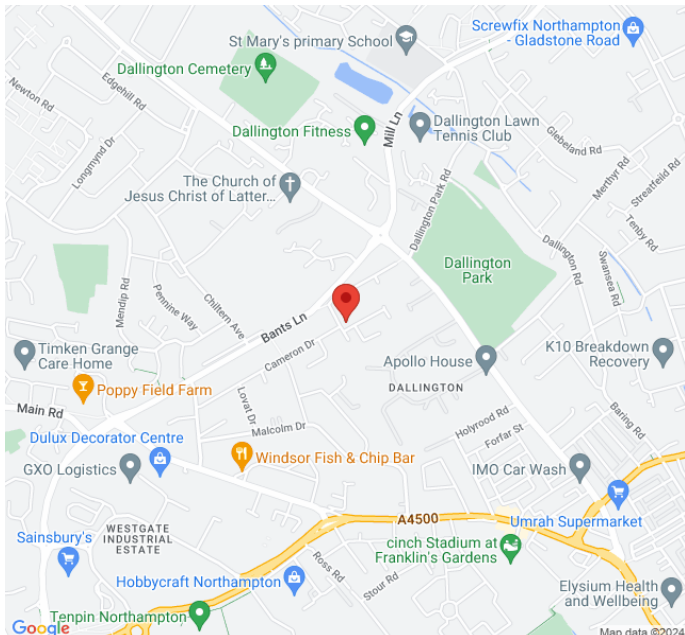


First Floor

Approx. 25.0 sq. metres (269.4 sq. feet)



Total area: approx. 133.2 sq. metres (1433.7 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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