



**19 Alsace Close, Duston, Northampton, NN5 6HX**  
**£425,000 Freehold**

Jackson Grundy are pleased to welcome to the market this is rarely available four bedroom detached family home in this popular location on Alsace Park. The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast, utility room and WC. Upstairs there are four bedrooms, the main bedroom benefits from an en-suite shower room, there is also a family bathroom. Further benefits include uPVC double glazing, gas central heating, double garage and the property is offered with no onward chain. EPC Rating: C. Council Tax Band: E

**No Chain | Highly Desirable Location | Electric Double Garage | Kitchen/Breakfast Room & Utility Room | South Facing Rear Garden | Ample Parking**

**modern marketing · traditional values**

## PORCH

uPVC double glazed entrance door and window.  
Tiled floor. Double glazed door to:

## HALL

Radiator. Staircase rising to first floor landing.  
Understairs cupboard. Doors to:

## WC

Frosted uPVC double glazed window to side elevation. Wash hand basin and low level WC.  
Tiling to splash back areas. Fuseboard.

## LOUNGE 4.72m x 4.19m (15'6 x 13'9)

uPVC double glazed French door to rear elevation.  
Radiator. Feature electric fireplace with surround.  
Coving.

## DINING ROOM 2.90m x 3.48m (9'6 x 11'5)

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

## KITCHEN/BREAKFAST ROOM 3.66m x 2.72m (12'0 x 8'11)

uPVC double glazed windows to rear and side elevations. Wall and base units. Gas hob and oven with extractor over. One and a half composite sink with mixer tap. Breakfast bar. Radiator. Spotlights.  
Tiling to splash back areas. Tile effect flooring.  
Door to:

## UTILITY ROOM 2.13m x 2.67m (7'0 x 8'9)

Double glazed door to rear elevation. Wall and base units. Plumbing for washing machine. Wall mounted boiler.

## FIRST FLOOR LANDING

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

## BEDROOM ONE 2.69m x 4.24m (8'10 x 13'11)

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

## EN-SUITE 2.13m x 1.78m (7'0 x 5'10)

Frosted uPVC double glazed window to rear elevation. Radiator. WC and wash hand basin in vanity unit and corner shower cubicle. Tiling to splash back areas. Extractor.

## BEDROOM TWO 3.05m x 3.66m (10'0 x 12'0)

uPVC double glazed window to rear elevation.  
Radiator.

## BEDROOM THREE 2.08m x 3.48m (6'10 x 11'5)

uPVC double glazed window to front elevation.  
Radiator.

## BEDROOM FOUR 1.98m x 3.33m (6'6 x 10'11)

uPVC double glazed window to front elevation.

## BATHROOM 2.46m x 1.70m (8'1 x 5'7)

uPVC double glazed window to side elevation.  
Radiator. Suite comprising panelled bath, WC and wash hand basin in vanity unit. Tiling to splash back areas.

## OUTSIDE

### FRONT GARDEN

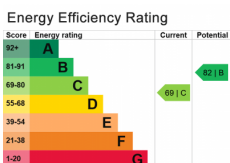
Ample block paved parking. Four cars. Side access. Front lawn and planting. Hedge to front and side.

### REAR GARDEN

Enclosed by panelled fencing. South facing. Patio. Border to side and rear. Sun canopies. Summerhouse. Raised beds and lawn. Outside tap.

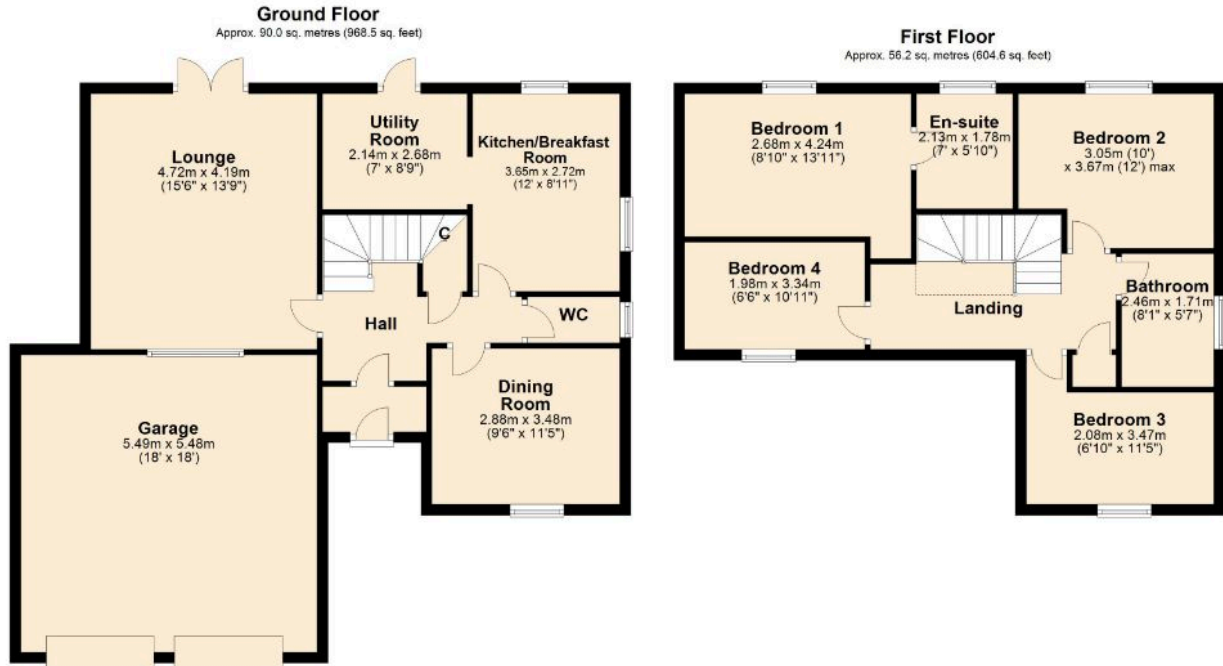
### DRAFT DETAILS

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

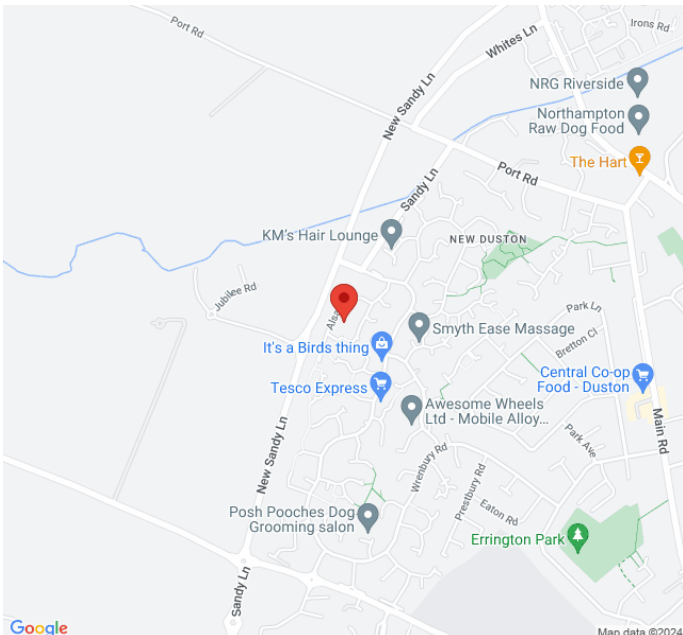


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

19 Alsace Close, Duston, Northampton NN5 6HX  
£425,000 Freehold



Total area: approx. 146.2 sq. metres (1573.1 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.



19 Alsace Close, Duston, Northampton NN5 6HX  
£425,000 Freehold

