



34 Matchless Close

Duston, Northampton, NN5 6YE

£1,250 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING, PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available Now.

Located in a quiet cul-de-sac in Duston, is this fully refurbished two-bedroom semi-detached home. With driveway parking for two cars, a detached garage, a newly fitted kitchen and bathroom, and well-presented interiors throughout, the property is ready for immediate occupation. It's a straightforward, low-maintenance home in a convenient and established residential area.



Unfurnished Accommodation: Entrance lobby, lounge, kitchen/dining room, two double bedrooms, family bathroom, front and rear garden, driveway parking for 2 cars and detached single garage. EPC - D. Council tax Band - B

Entering through the white UPVC front door, you step into a small entrance area suitable for coats and shoes you then walk directly into the living room. The living room offers a practical layout with a window facing the front and an open staircase leading to the first floor. The room has neutral decoration, Amtico-style flooring that continues into the dining area, and ample space for furniture. At the rear of the property is the kitchen-diner. This room provides space for a dining table and includes a newly fitted kitchen with white units, stainless-steel appliances, and connections for a washing machine and fridge. The boiler is newly installed and linked to a Wi-Fi enabled thermostat that can be controlled through an app. Sliding French doors give access to the rear garden and provide natural light.

Heading upstairs to the carpeting the landing which provides access to all rooms. Bedroom Two is located at the back of the property and overlooks the rear garden. It is newly carpeted and suitable for use as a double bedroom. The family bathroom has been updated with full wall tiling, a white bathroom suite, black contrast fittings, and a shower over the bath with a glass screen. The master bedroom is positioned at the front of the house and includes a fitted wardrobe and an additional built-in cupboard over the stairs. The room is neutrally decorated with new carpeting. Outside, the rear garden is enclosed and mainly laid to lawn, with a wide block-paved patio directly outside the kitchen-diner. There is also a small concrete area in the far corner and side access leading back to the driveway and garage.

Matchless Close is located in Duston, an area known for good local amenities including shops, schools, parks and regular bus routes. Access to the A45 and M1 is convenient, making the location practical for commuting and day-to-day needs.

Entrance Porch 4'7" x 3'5" (1.40m x 1.04m)

Living Room 14'0" x 12'7" (4.27m x 3.84m)

Kitchen/Diner 12'7" x 9'10" (3.84m x 3.00m)

Landing 7'7" max x 6'3" (2.31m max x 1.91m)

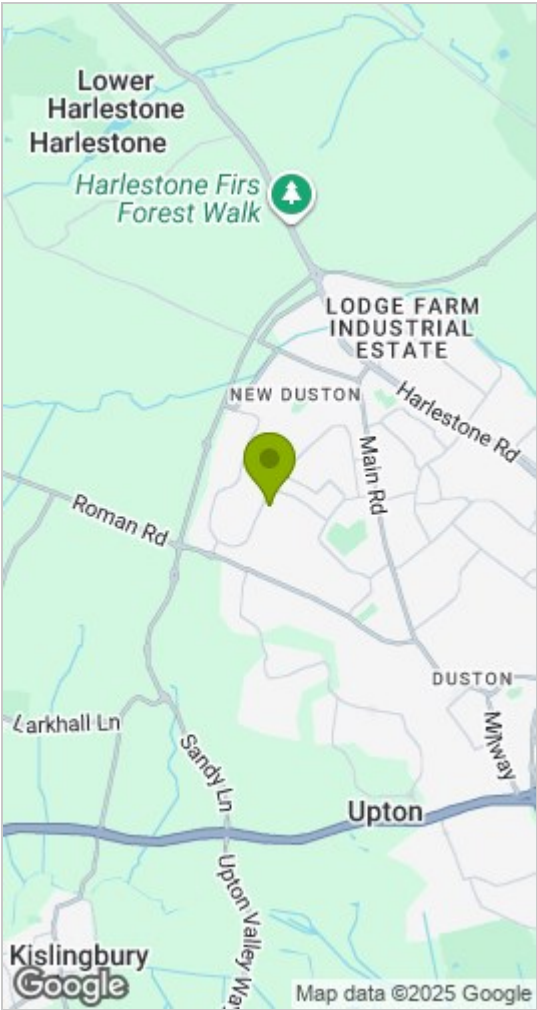
Bedroom Two 12'8" x 6'8" (3.86m x 2.03m)

Family Bathroom 6'6" x 6'1" (1.98m x 1.85m)

Master Bedroom 12'6" x 9'7" (3.81m x 2.92m)

Rear Garden 39' x 29' (11.89m x 8.84m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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