



Bobtail Court

Duston, Northampton

oriordanbond
SALES & LETTINGS



Bobtail Court

Duston
NN5 6TX

Guide Price
£400,000

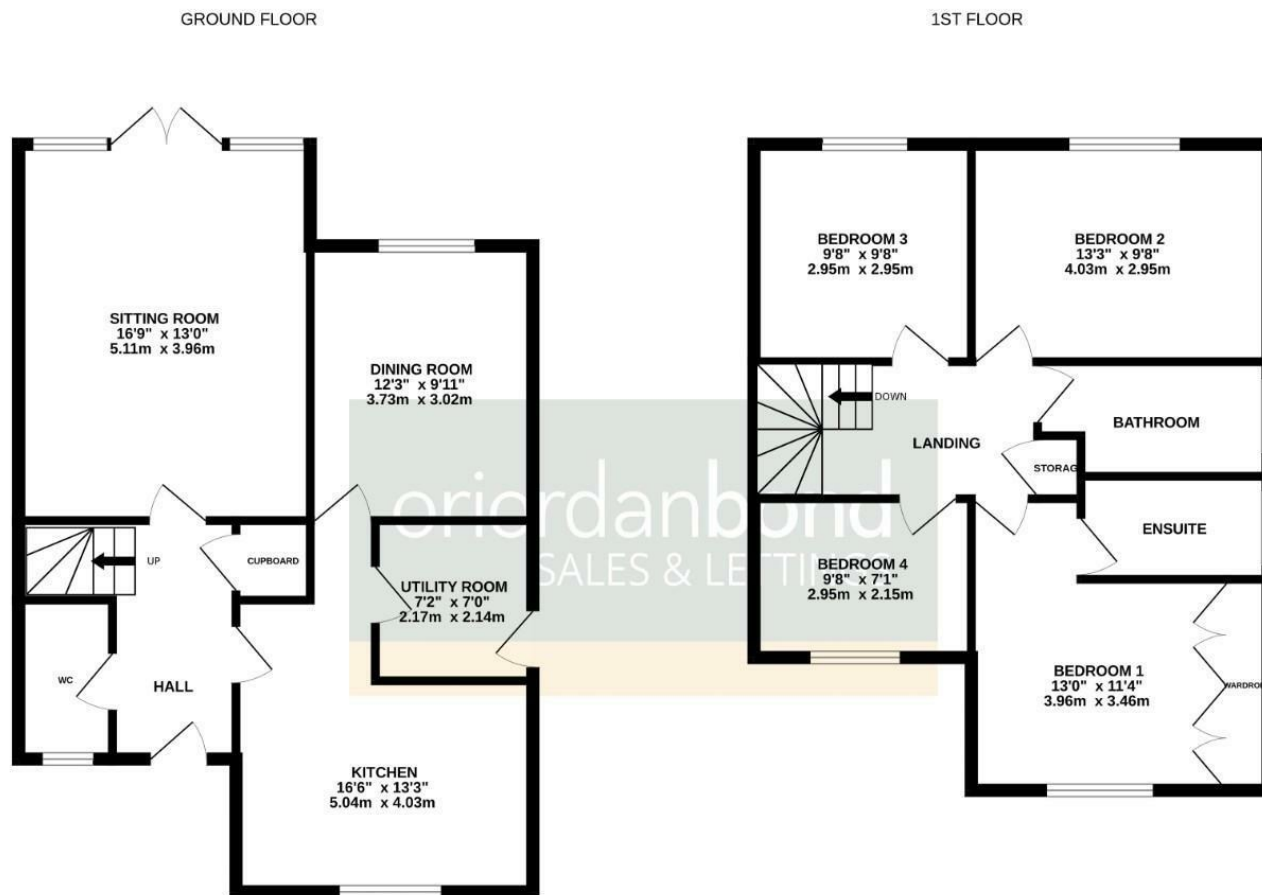
A detached family home, at the end of a quiet cul-de-sac, in this established residential area in Old Duston. The property has been improved over the years but now also needs some re-decorating and some further improvements which is a great opportunity to create a super family home to your own style.

Some of the benefits include a new front door and twin electric shutter doors to the garage, new French patio doors leading to a recently landscaped patio, re-fitted cloakroom/WC and en-suite shower room by 'Professional Finish.' The boiler has been recently serviced by British Gas and a new consumer unit for electric replaced in June 2024. The accommodation includes spacious entrance hall, re-fitted cloakroom/WC, sitting room, dining room, kitchen/breakfast room, utility room, first floor landing, master bedroom with re-fitted en-suite, three further well proportioned bedrooms and family bathroom/WC. Further benefits included a large main loft and further loft in the garage, gas radiator heating and uPVC double glazing. Outside is good size frontage with off road parking leading to the double garage and the rear garden is wide extending behind the double garage with a private aspect to the rear. (C/1415/M)

- Four bedroom detached home
- Re-fitted en-suite to master bedroom
- Two reception rooms
- Enclosed rear garden
- Double garage with electric doors
- No onward chain



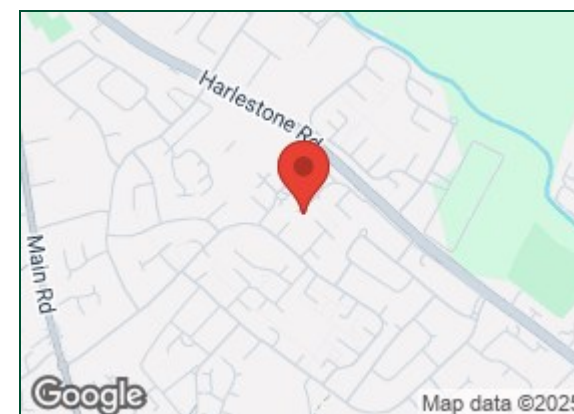




TOTAL FLOOR AREA : 1415sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Duston North Sales

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