



**Edgehill Road**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Edgehill Road

Duston  
NN5 6BY

Price  
£400,000

Situated on a quiet road in Duston is this extended four bedroom detached family home, well maintained by the current owners, offering spacious accommodation throughout. While the property would benefit from some light cosmetic updating, it presents an excellent opportunity for buyers to make it their own.

The accommodation comprises entrance hall, a generous sitting room open to dining room, recently refurbished kitchen, versatile play room/study and a cloakroom/WC. To the first floor are three well proportioned double bedrooms with a good sized en-suite to the master, a further single bedroom and a family bathroom. Outside, the rear garden is a good size and features a decked area, paved seating, lawn and a variety of established flowers and shrubs. To the front is a block paved driveway providing off road parking for two to three vehicles leading to a single garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1433/L)

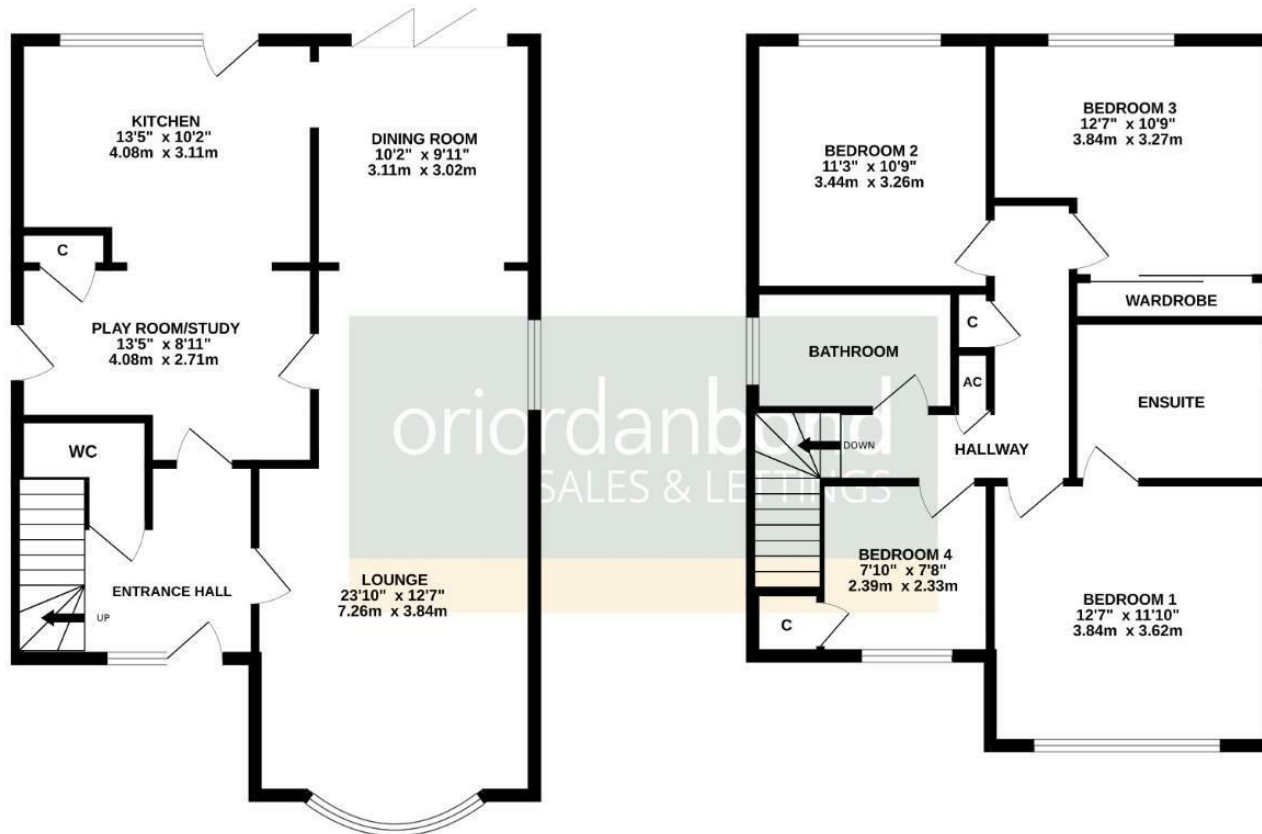
- Extended four bedroom detached home
- En-suite to master bedroom
- Three reception rooms
- Recently refurbished kitchen
- Good size rear garden
- Driveway and garage





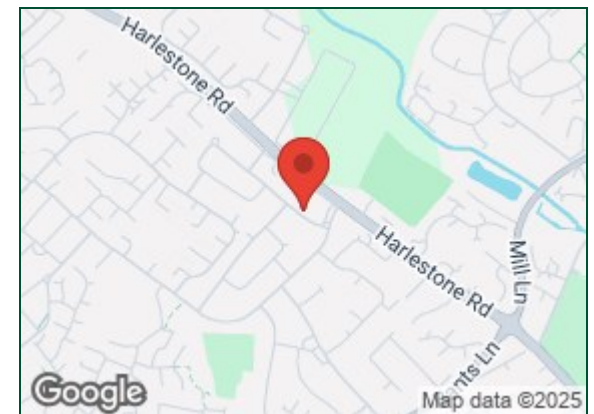
GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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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