



Excalibur Close
Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Excalibur Close Northampton, NN5 4BJ

TOTAL AREA: APPROX. 193.28 SQ. METRES (2080.5 SQ. FEET)

A BEAUTIFULLY PRESENTED FIVE BEDROOM DAVID WILSON HOME EXTENDED AND MUCH IMPROVED BY THE CURRENT OWNERS TO AN EXTREMELY HIGH STANDARD BOTH INSIDE AND OUT.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- CONSERVATORY
- STUDY
- FAMILY ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- SHOWER ROOM

£710,000 Freehold





THE PROPERTY

It has a 29'4 x 8'2 entrance hall which is the hub of the house, a cloakroom, bay fronted lounge with Stovax log burner and real wood floor, conservatory with Amitco flooring, fully fitted office with Karndean flooring and a family room which is currently being used as a gym. The 20'6 kitchen / dining room has quartz work tops, central island incorporating a dining table, bespoke banquette to the bandstand window, bi-fold doors to the garden, two ovens and a microwave, inductions hob and dishwasher. The utility room has quartz work tops and Karndean flooring.

The first floor is accessed via a Neville Johnson staircase, there are five bedrooms, the principal bedroom features a separate area for the built in wardrobes and a luxury en-suite shower room. The second bedroom has built in wardrobes and also has a luxury en-suite shower room. Bedrooms three and four both have built in wardrobes. Bedroom five can be utilised as an another office space. There is also another high spec luxury shower room.

Outside there is a smart resin driveway for three cars and a double garage with electric roller shutter door. The garage also have two EV chargers situated on the outside of the garage. To the side and rear, the garden has been professionally landscaped and includes porcelain paving, composite decking area, pergolas, artificial lawn, covered hot tub and a BBQ hut with seating for ten people. There are many lights in the garden plus a sun blind.

The property has radiator heating including designer radiators, air conditioning units supplying all bedrooms, gym and office one, window shutters and solar panels. The loft has also been boarded and insulated as well as housing the backup batteries for the property. Chain free.

EPC Rating B. Council Tax Band F.

MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Double Garage
EV Charging	Yes Private
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

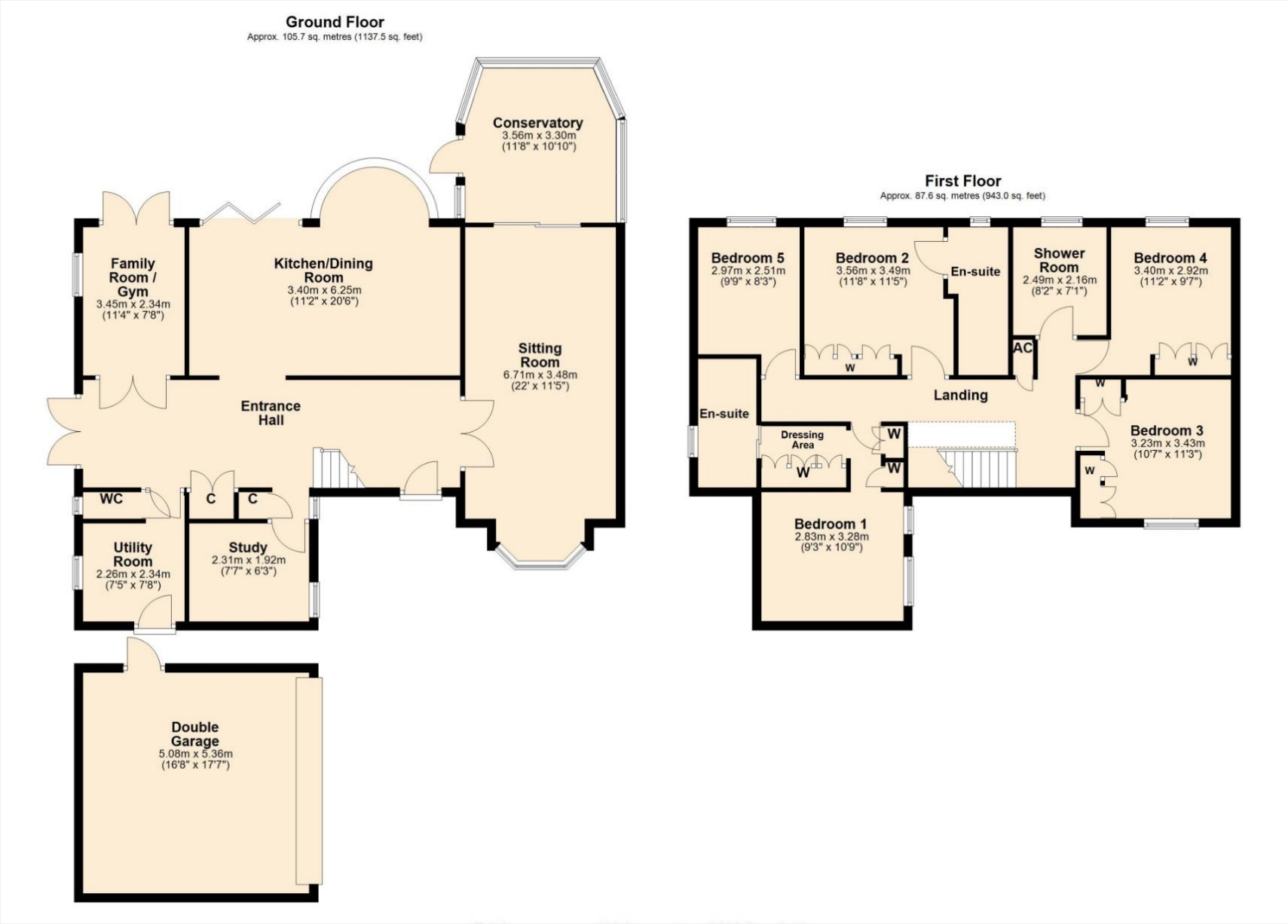
Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler, optician 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 St Giles Park, St Crispins, Marina Park and Upton. 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.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 193.28 SQ. METRES (2080.5 SQ. FEET)





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