



ESTATE AGENTS



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14 Dent Close, Duston, Northampton, NN5 6GP

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This fine modern detached family house offers spacious four bedroomed accommodation to include a master and guest bedroom each with ensuite shower as well as family bathroom. On the ground floor there are two reception rooms and a superb 22' x 14' open plan kitchen/breakfast room with french doors opening to the private rear garden. The house stands in an edge of village location directly opposite and overlooking a pocket park and on a quiet no through road and has the added benefit of a detached double garage block with further private off road parking space. The property is offered with no upward chain.

## Price £465,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

12'0 x 7'2

Approached through a composite front door the central reception hall contains the stairs rising to the first floor with under stairs storage cupboard and moulded panel doors giving access to:-

##### CLOAKROOM

5'9 x 3'5

With a white suite of wash basin and WC, this room has laminate flooring and PVCU window to the front elevation.

##### FAMILY ROOM

10'11 x 11'1

With a seven casement PVCU bay window to the front elevation this room has a television point and may also prove suitable for use as a dining room or work from home office.



##### LOUNGE

21'5 x 12'0

A spacious through room with a two casement window to the front elevation and windows and french doors opening to the rear garden. There is a wall mounted TV point above the open hearth fireplace which has a limestone mantle and windows either side. A further door leads to:-



##### KITCHEN/BREAKFAST ROOM

22'2 x 14'7 maximum

A superb open plan L shaped area, the kitchen fitted with floor and wall cabinets with laminated working surfaces incorporating one and a half bowl sink unit with mixer tap over. The appliances include the Whirlpool stainless steel eye level double oven, four place gas hob beneath a concealed cooker hood and the integrated automatic dishwasher. There is an integrated fridge and freezer as well as an island unit and there are ceramic tiled splash areas and a window to the rear elevation. A door leads to the utility room and the kitchen is open plan to the breakfast area where there are french doors opening to the rear terrace and garden.



##### UTILITY ROOM

6'1 x 5'8

Fitted with floor cabinets and stainless steel sink unit there is plumbing for automatic washing machine and space for tumble dryer. There is a door to the side pedestrian access and a window to the front elevation.



#### FIRST FLOOR

##### LANDING

11'4 x 7'4 and 6'3 x 6'1

The spacious central landing is in two parts, the inner section with a window to the front elevation and housing the large boiler cupboard. Doors lead to:-

##### MASTER BEDROOM SUITE

##### BEDROOM ONE

14'1 x 13'11

A large double room with a three casement window overlooking the rear garden and a range of built in wardrobes with shelving and hanging space. A door leads to:-0



##### SHOWER ROOM ENSUITE

9'7 x 3'10

Comprising a white suite of ceramic tiled shower cubicle, pedestal wash basin and WC. There is laminate flooring, ceramic tiled splash areas, shaver socket and window to the rear elevation.



##### GUEST BEDROOM SUITE



##### BEDROOM TWO

12'2 x 9'8

Another double room with four casement window overlooking the rear garden and also with a range of built in wardrobes with shelving and hanging space.

##### SHOWER ROOM ENSUITE

9'7 x 4'0

Comprising a white suite of ceramic tiled shower cubicle, pedestal wash basin and WC. There is a ceramic tiled dado, shaver socket and window to the rear garden.

##### BEDROOM THREE

12'9 x 11'1

Another double bedroom with a three casement window to the front elevation overlooking the pocket park and views beyond. This room also has a built in wardrobe.

##### BEDROOM FOUR

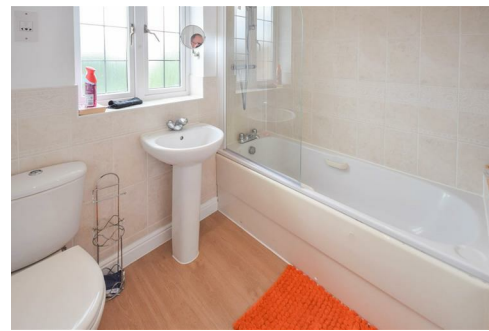
8'10 x 8'8

A single room with a two casement window to the front elevation and also with a built in wardrobe with shelving and hanging space.

##### FAMILY BATHROOM

7'6 x 6'3

Comprising a white suite of panelled bath with mixer tap and integrated shower over as well as a glazed screen there is a pedestal wash basin and WC, a shaver socket and a two casement window to the front elevation.



#### OUTSIDE

The house stands on a corner plot with landscaped front garden with a variety of mature planted evergreen shrubs and a pathway to the front door. The double garage block is located at the rear approached by a private drive with side by side parking and comprising:-

#### DOUBLE GARAGE

18'2 x 18'2

Constructed of brick beneath a pitched tiled roof and with twin up and over doors with light and power connected. A pedestrian gate adjacent to the front of the garage leads to the rear garden.

#### REAR GARDEN

Offering a high degree of privacy the partly walled rear garden is approached by a paved terrace which extends across the majority of the rear of the house and which leads to a lawn beyond which there are well stocked flower borders containing a variety of mature shrubs and flowers. Steps lead up to the pedestrian gate to the garage.

#### SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant combination gas fired boiler also providing domestic hot water. The property benefits from PVCU double glazing.

#### COUNCIL TAX

West Northamptonshire Council - Band F

#### LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

#### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the traffic light junction with Duston Road and take the right turning proceeding up the hill to the next traffic light junction. Turn left onto Bants Lane and immediately right at the next set of traffic lights into Main Road. Follow Main Road as it leads through the centre of the old village of Duston and then at the mini roundabout junction with Berrywood Road turn left onto Berrywood Road. Follow this road continuing past Duston School on the right hand side and then take the next turning left into Berrywood Drive and continue straight on passing the small green on the right hand side. Take the next right turning into Dent Close which is a cul de sac and number 14 stands on the right hand side on the corner of Heyford Road.

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Not to scale. For illustrative purposes only