

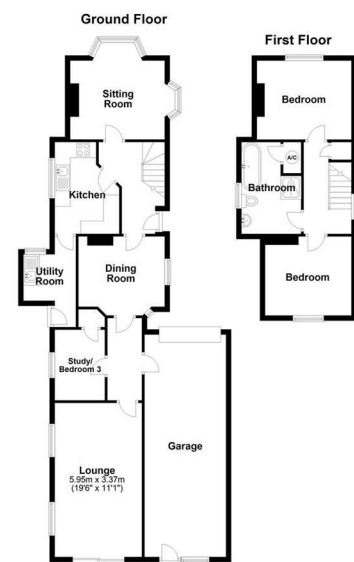


provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

**HOW TO GET THERE**

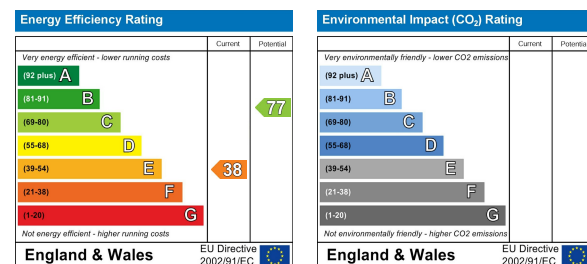
From Northampton town centre proceed in an easterly direction along the A4500 passing Northampton Train Station and continuing towards St James. Take the left hand lane passing Franklins Gardens and continue along the A4500 and take the right hand turning at the main traffic lights leading onto Duston Road. At the traffic lights proceed left onto Tollgate Way and take the first right onto Main Road entering the village of Duston. At the roundabout take the second exit and continue through Duston village and pass over two mini roundabouts and proceed along Main Road where the property can be found on the left hand side.

**DOIMB09102024/9986**



Not to scale. For illustrative purposes only

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# Davagh 167 Main Road, Duston, Northampton, NN5 6RD



## Asking Price £399,950 Freehold

Davagh is a well maintained and extended cottage individually constructed in 1924 situated on a 0.2 of an acre plot in the popular residential area of Duston. The accommodation comprises entrance hall, inner hallway, lounge, dining room, kitchen, utility room, sitting room/bedroom three and study/bedroom four and to the first floor there are two double bedrooms and a refitted four piece family bathroom. Outside there is a front garden and driveway giving off road parking for several vehicles and leading to the tandem garage/workshop. The large well stocked rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

11'7 x 8'5

Enter via a UPVC double glazed composite front door with obscure glass port hole window, radiator and cover, tiled flooring, stairs to first floor and UPVC double glazed window to the side. Doors lead to:-

#### KITCHEN

11'7 x 8'2

A refitted range of base and eye level units with roll top work surfaces, ceramic butler sink with chrome mixer tap, built in appliances include an induction hob, built in microwave and oven with extractor, built in fridge, built in dishwasher, gas wall mounted boiler housing cupboard, UPVC double glazed window to the side and door to:-



#### UTILITY ROOM

14'3 x 6'7

Fitted with a range of base and eye level units with roll top work surfaces, stainless steel sink and drainer with modern mixer tap, plumbing for washing machine, space for dryer, radiator, UPVC double glazed window to the side and a UPVC double glazed door to the side.

#### DINING ROOM

12'1 x 10'9

With wood flooring, feature fireplace with stone hearth and brick surround, two UPVC double glazed windows to the side and door to:-



#### INNER LOBBY

11'3 x 4'1

Tiled flooring, radiator, UPVC double glazed window to the side and a hardwood front door giving access to the garage workshop. A door to:-

#### BEDROOM FOUR/STUDY

8'8 x 6'5

UPVC double glazed window to the side, radiator and built in wardrobe.

#### LOUNGE

19'4 x 11'0

Modern remote control electric fire with stone surround, wood flooring, two UPVC double glazed windows to the side, radiator and UPVC double glazed patio doors to the garden.



#### SITTING ROOM/BEDROOM THREE

12'3 x 12'0

Two UPVC double glazed bay windows to the front and side, radiator, gas coal effect fire with tiled hearth and surround and wood mantle, stone hearth and with parquet flooring.



#### FIRST FLOOR

#### LANDING

11'6 x 5'7

UPVC double glazed window to the side, loft access, storage cupboard and doors leading to:-

#### BEDROOM ONE

12'6 x 10'11

UPVC double glazed window to the front, radiator and cover.



#### BEDROOM TWO

11'0 x 10'5

UPVC double glazed window to the rear and radiator.



#### BATHROOM

11'5 x 8'1

The refitted four piece suite comprises WC, wood panel bath, wash hand basin in vanity unit with storage below, shower cubicle with rain head shower and hand held shower attachment and airing cupboard housing the hot water tank. The bathroom is fully tiled with extractor and UPVC double glazed window with obscure glass to the side.



#### OUTSIDE

##### FRONT GARDEN

The large front garden sets the property way back from the road which is mainly laid to lawn with mature bushes and trees giving privacy to the property. There is a driveway giving off road parking for several vehicles and leading to the tandem garage/workshop.

##### GARAGE/WORKSHOP

27'8 x 10'4

Metal up and over door with power and lighting, window and door to the rear garden and access door into the inner hallway.

##### REAR GARDEN

The lovely large rear garden has a large stone patio area with the remainder of the garden laid to lawn with a monkey puzzle tree, brick built storage shed, flower and shrub borders, mature bushes and trees and enclosed by wood panel fencing. This superb plot measures approximately 0.2 of an acre and enjoys a sunny aspect and a high degree of privacy.



#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band D

#### LOCAL AMENITIES

Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which

For further information on viewing call 01604 230222