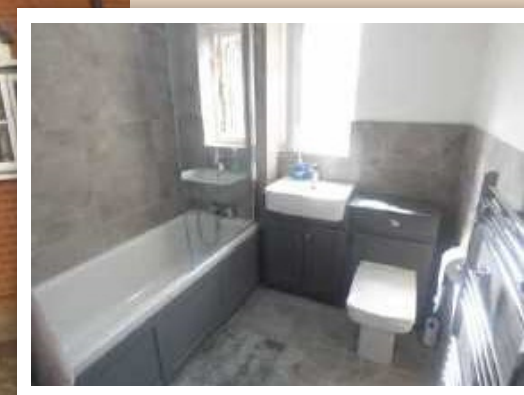




Set in a CUL-DE-SAC LOCATION in the POPULAR area of ST CRISPIN, is this WELL PRESENTED THREE BEDROOM END-TERRACED FAMILY HOME. The property offers SPACIOUS ACCOMMODATION OVER THREE FLOORS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, RE-FITTED CLOAKROOM, RE-FITTED BATHROOM, THREE DOUBLE BEDROOMS including an amazing second floor 15'06" x 15'09" MASTER BEDROOM SUITE including a SPACIOUS RE-FITTED EN-SUITE SHOWER ROOM and DRESSING ROOM. Outside, there is a REAR GARDEN, OFF ROAD PARKING for TWO VEHICLES and a SINGLE GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE CONDITION, SPACE AND LOCATION OF THIS PROPERTY.  
Fast Find - 13311, EPC - C



fast find  
**13311**

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21 photos available  
on our Website



3 floorplans available  
on our Website

Offers in excess of

**£280,000**

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## Entered Via

Via double glazed door with canopy storm porch over and outside courtesy light, into:

## Entrance hall

Stairs rising to first floor, double panel radiator, telephone point, doors to all downstairs accommodation

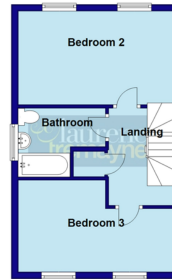
## Kitchen 8'01" x 11'00" (2.46m x 3.35m)

Fitted kitchen comprising of a range of wall and base level units. Stainless steel one and a half bowl sink/drainer. Rolled

Ground Floor



First Floor



Second Floor



Total area: approx. 106.8 sq. metres (1149.2 sq. feet)



edge work surfaces. Splashback tiling. Additional tiling to the floor. Electric fan oven. Gas hob inset to work surface with extractor fan over. Space and plumbing for washing machine, space for fridge/freezer, built in dishwasher. UPVC double glazed window to the front aspect. Central heating boiler housed within cupboard and a double panel radiator.

## Cloakroom

Re-Fitted in 2019 this suite which comprises of low level WC and pedestal wash hand basin with vanity unit under,

tiling to water sensitive areas. Wall mounted chrome towel rail. Frosted UPVC double glazed window to the front aspect.

## Lounge/Dining Room 15'06" x 13'11" (4.72m x 4.24m)

A nice size and bright room with UPVC double glazed window to the rear aspect. UPVC double glazed patio doors leading out to rear garden. Double panel radiator. TV and telephone point.

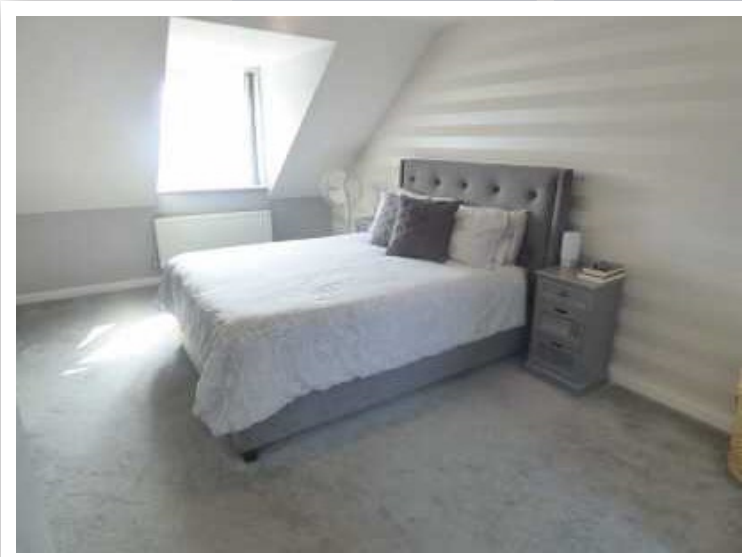
Storage cupboard.

## First Floor Landing

Doors to all first floor accommodation. Airing cupboard

## Bedroom Two 15'06" x 9'01" (4.72m x 2.77m)

A double bedroom with two UPVCV double glazed windows to the rear aspect with double panel radiator under. TV and telephone point.





**Bedroom Three 15'06" x 9'00"**  
**(4.72m x 2.74m)**

Again another double bedroom with two UPVC double glazed windows to the front aspect with double panel radiator under. TV and telephone point.

**Bathroom**

Also re-fitted in 2019 this Suite comprises of bath with mixer tap over. low level WC and pedestal wash hand basin with vanity unit under, tiling to water sensitive areas. Wall mounted chrome towel rail. UPVC frosted double glazed window to the side aspect.



**Bedroom One 15'06" x 15'09"**  
**(4.72m x 4.80m)**

This impressive and very spacious master bedroom offers a bright living space with UPVC double glazed window to front aspect. Double panel radiator, TV and telephone point. Access to loft space. Doors to;

**En-Suite 7'3" x 5'10" (2.21m x 1.78m)**

Another room re-fitted in 2019 this Suite comprises of double shower cubicle, low level WC and pedestal wash hand basin with vanity unit under, tiling to water sensitive areas. Wall mounted chrome towel rail. Velux window to the rear aspect.



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## Dressing Room 9'3" x 5'10" (2.82m x 1.78m)

Velux window to rear aspect with built in double wardrobes.  
Double panel radiator.

## Outside

### Front

The front is very low maintenance and which is laid to block paving.

### Rear

The rear garden is fully enclosed and laid mainly to lawn, with a patio area. Beyond the rear garden is the electronically gated

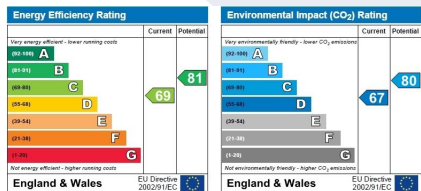
off road parking space for two cars and:

### Garage

Accessed via a metal up and over door and provided with power and light.

### Charges

We are advised that there is an annual Service Charge for the electronic gate maintenance and the communal parking area charged at £250 per annum.



**Viewing strictly by  
appointment with the agent**



#### Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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