

**34 Ash Tree Road
Duston
NORTHAMPTON
NN5 6GW
£450,000**



- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **ENSUITE**
- **REMAINING NHBC GUARANTEE**

- **GREAT LOCATION**
- **OPEN PLAN KITCHEN/DINER**
- **AMPLE PARKING**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A stunning four bedroom detached family home built by Messrs Bellway Homes in 2022, located in the popular Poppyfields development in Duston. Positioned opposite an attractive green area with a walkway leading to the children's play area, this beautifully presented property offers modern living, excellent energy efficiency and superb access to highly regarded local schools, Upton Country Park, and the Sixfields leisure and retail facilities.

Finished to the high Bellway standard, the accommodation begins with a welcoming entrance hall giving access to a cloakroom/WC/utility. The ground floor also offers a generous sitting room, separate study and a striking open plan kitchen/dining room fitted with integrated appliances including a double oven, gas hob, fridge/freezer and dishwasher. Upstairs, four well proportioned bedrooms include fitted wardrobes to bedrooms two and three, while the main bedroom enjoys a stylish ensuite shower room. There is also a well appointed family bathroom serving the remaining bedrooms.

Outside, the front garden is neatly presented and a driveway to the side provides off road parking and leads to a single garage. The rear garden offers a private outdoor space mainly laid to lawn.

An ideal family home in a sought after setting, viewing is highly recommended.

Ground Floor

Entrance Hall

A welcoming entrance hall with radiator, useful storage cupboard, and stairs rising to the first floor. Doors lead to all ground floor rooms.

Cloakroom/WC/Utility

uPVC window to side elevation. Suite comprising low level WC and wall mounted wash hand basin with tiled splash backs. Radiator. Base cupboard housing washing machine with work surface over and additional storage to the side.

Study

7'10" x 6'9" (2.39m x 2.08m)

uPVC window to front elevation. Radiator. Ideal for home working or as a children's playroom.

Lounge

19'3" x 11'2" (5.88m x 3.42m)

A bright and spacious sitting room with uPVC windows to the front and side elevations, and two radiators.

Kitchen/Dining Room

22'6" x 11'4" max (6.86m x 3.46m max)

uPVC window to rear elevation. Fitted with a modern range of wall and base units with work surfaces and matching upstands. Integrated double oven, gas hob, fridge/freezer, dishwasher, stainless steel splashbacks and extractor fan. One and a half bowl stainless steel sink with mixer tap.

Dining Area:

uPVC French doors to the rear garden. Radiator. Ample space for a family dining table.

First Floor

Landing

uPVC window to side elevation. Airing cupboard. Loft access to roof space. Doors to all bedrooms and bathroom.

Bedroom One

13'9" x 11'3" max (4.21m x 3.45m max)

uPVC window to rear elevation. Radiator. Door to:

Ensuite

uPVC window to side elevation. Modern suite comprising WC, wall mounted wash hand basin with mixer tap, and shower cubicle, radiator.

Bedroom Two

12'11" max x 11'6" (3.95m max x 3.53m)

uPVC window to front elevation. Radiator. Fitted wardrobe.

Bedroom Three

12'11" max x 10'8" inc wards (3.95m max x 3.27m inc wards)

uPVC window to rear elevation. Radiator. Fitted wardrobe.

Bedroom Four

11'8" x 7'9" (3.56m x 2.38m)

uPVC window to front elevation with a view of the green. Radiator.

Family Bathroom

uPVC window to side elevation, a well appointed suite comprising WC, wall mounted wash hand basin with mixer tap, and panelled bath with shower over. Tiled splash back areas, heated towel rail and extractor fan.

Externally**Front Garden**

Neatly presented frontage with pathway to the front door. Driveway to the side providing off road parking leading to the garage.

Garage

Single garage with up-and-over door.

Rear Garden

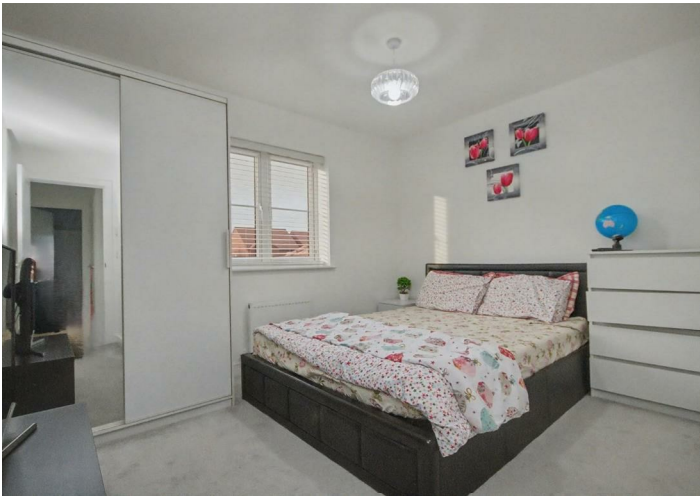
A private enclosed rear garden mainly laid to lawn and side gate for access.

Agents Notes

West Northamptonshire Council

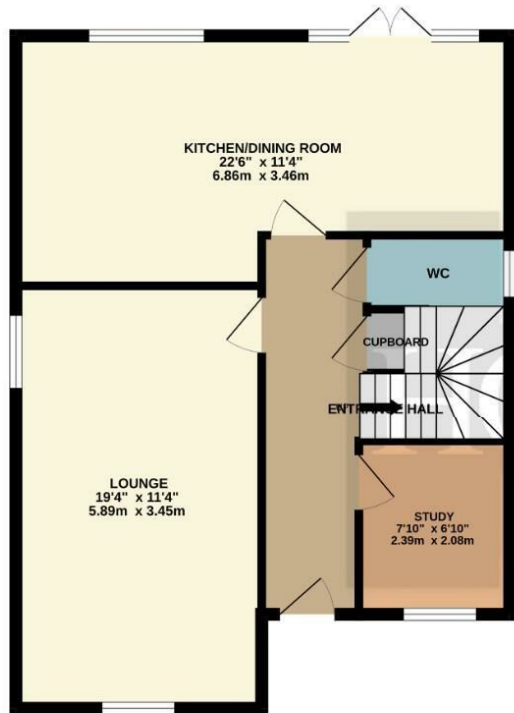
Council Tax Band: E



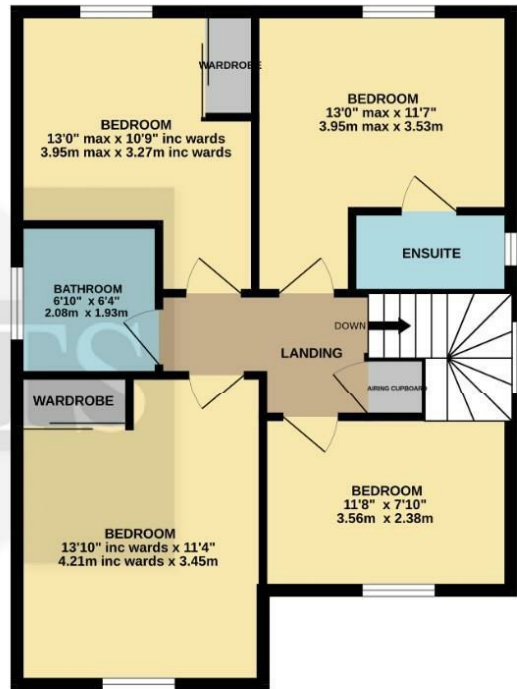




GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.




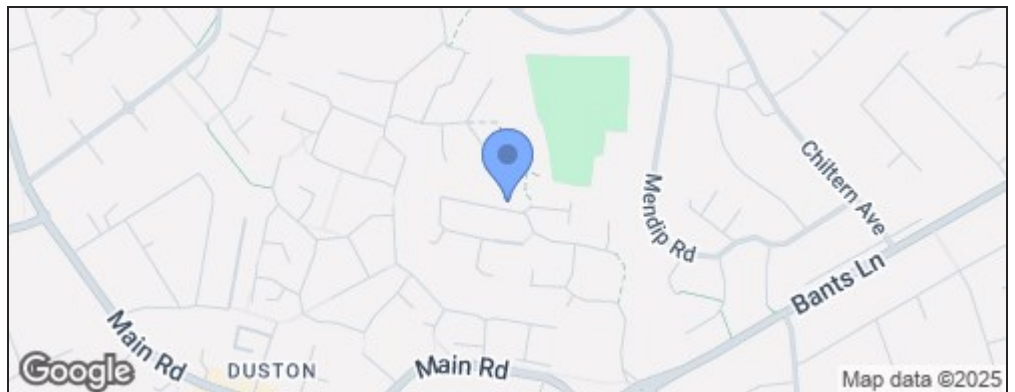
1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.