

**2 Chiltern Way
Duston
NORTHAMPTON
NN5 6AR**

Offers Over £300,000



- **SCOPE FOR EXTENSION (STP)**
- **HOME OFFICE**
- **DOWNSTAIRS CLOAK ROOM**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

- **THREE GENEROUS BEDROOMS**
- **MODERN KITCHEN**
- **UPVC WINDOWS AND DOORS**
- **ONE AND A HALF WIDTH GARAGE**
- **COUNCIL TAX BAND: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated on a corner plot with a larger than average garage and off road parking in the heart of Duston, this mature three bedroom home offers an opportunity for extension and remodelling (subject to planning) and is offered with no upper chain. The accommodation currently comprises an entrance hall, sitting room, open to a dining area and refitted kitchen, an office/study and a cloakroom W.C. on the ground floor with three generously sized bedrooms and a family bathroom on the first floor. Externally there are gardens around the front rear and side of the house with a drive with off road parking for two to three cars leading to the detached garage. Benefits include double glazing, radiator heating, vacant possession and scope for further development.

Ground Floor

Hall

Entry through UPVC partly glazed door, window to front elevation, stairs rising to first floor, double panel radiator.

Cloak Room

Corner wash hand basin with vanity cupboard under, WC with low-level flush, frosted window.

Lounge

16'11" x 11'5" (5.16 x 3.50)

Radiator, large window overlooking rear garden, open walk-through to;

Dining Room

8'5" x 7'11" (2.58 x 2.42)

Open plan into kitchen, double panel radiator, window and fully glazed UPVC door to rear garden.

Kitchen

12'3" x 8'4" (3.75 x 2.56)

Refitted in white base and wall mounted cupboards, roll top worksurfaces, inset single drainer stainless steel sink unit, built-in single electric oven, inset electric hob with extractor fan over, plumbing for washing machine, under stairs storage cupboard, pantry with shelving, window and partly closed UPVC door to side elevation.

Study

9'4" x 4'8" (2.85 x 1.44)

Radiator, window to front elevation.

First Floor

Landing

Window to front elevation, access to loft area.

Bedroom One

10'11" x 10'7" (3.33 x 3.24)

Radiator, large window to front elevation.

Bedroom Two

12'2" x 10'7" (3.72 x 3.24)

Radiator, window to rear aspect.

Bedroom Three

9'5" x 8'5" (2.88 x 2.58)

Good size third bedroom with built-in double wardrobe, radiator, window to rear elevation.

Bathroom

Three-piece white suite of enamelled bath with telephone style shower, rail and curtain fitted, pedestal, wash hand basin, WC with low-level flush, airing cupboard with slatted linen shelving, frosted window to side elevation.

Externally**Front and Side Gardens**

Corner frontage offering off-road parking for two cars, two lawn areas across the front and to the side enclosed by medium height brick retaining walls. Gated access to;

Rear Garden

Split-level paved patio area onto lawn, outside cold water tap. The rear garden is fully enclosed by timber panel fencing.

Detached Garage

15'11" x 12'10" (4.87 x 3.93)

One and a half width garage with metal up and over door, light and power connected, partly glazed UPVC personal access door to side.

Agents Note

Local Authority: West Northamptonshire

Council Tax Band: C

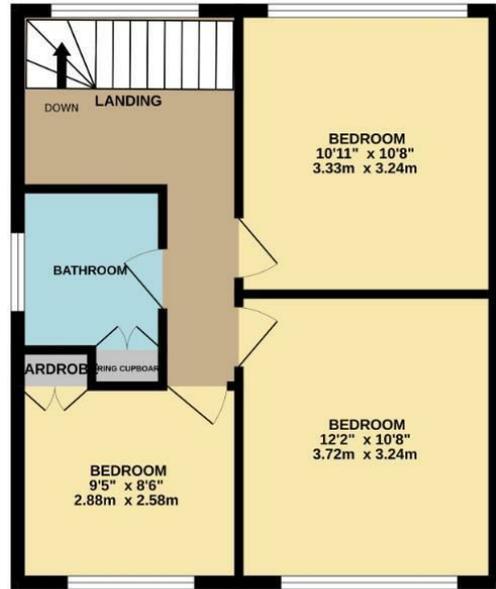




GROUND FLOOR

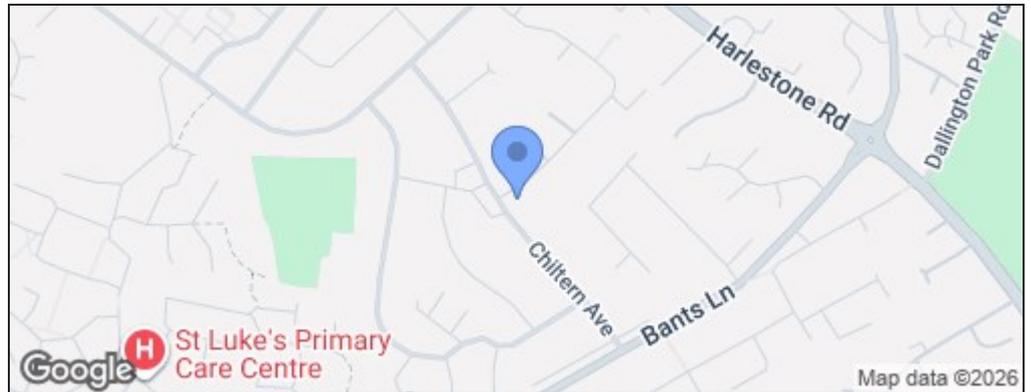


1ST FLOOR



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			
(81-91) B			
(69-80) C		72	84
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.