



Rochelle Way
Duston, Northampton

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SALES & LETTINGS



Rochelle Way

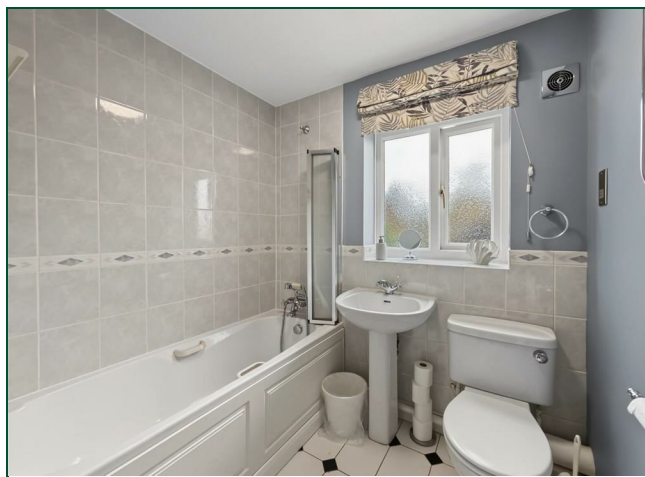
Duston
NN5 6YW

Price
£500,000

A substantial and extended four bedroom executive detached family home situated in the popular Alsace Park area of Duston. The property is presented in good condition throughout and offers versatile accommodation including a converted garage currently used as a studio and storage space.

The accommodation comprises spacious entrance hall, sitting room with access through to the dining room, conservatory and modern fitted kitchen. There is also a separate utility room, cloakroom/WC and an impressive family room featuring three sliding doors opening onto the rear garden. To the first floor are three double bedrooms, all benefitting from fitted wardrobes, with bedroom one also enjoying a recently re-fitted en-suite shower room. There is a larger than average single bedroom and a family bathroom. Outside, the rear garden is mainly laid to lawn with block paving surrounding the property, a decked seating area, additional paved seating area and a pond positioned to the side. There is generous side access together with a useful garden store/workshop. To the front is a block paved driveway providing off road parking for at least three vehicles with a lawned garden wrapping around the side of the property. The former single garage has been converted to provide a versatile studio/storage room complete with electricity, radiators and running water. Further benefits include uPVC double glazing and gas radiator heating. (B/1934/L)

- Extended four bedroom executive detached family home
- Recently re-fitted en-suite to master bedroom
- Three reception rooms and conservatory
- Enclosed rear garden with garden store/workshop
- Ample off road parking
- Converted garage providing a versatile studio/storage room

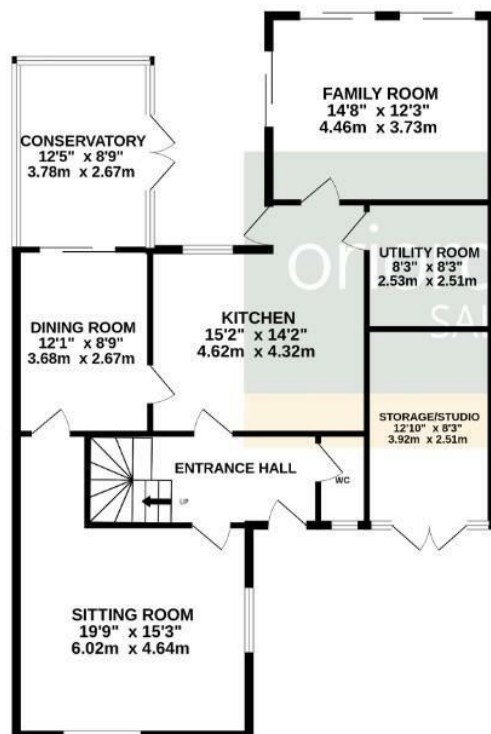




GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.

GARDEN STORE/
WORKSHOP
12'0" x 8'8"
3.66m x 2.64m



TOTAL FLOOR AREA: 1934 sq.ft. (179.6 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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Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Duston North Sales

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