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Duston Wildes, Duston  
Northampton  
Northamptonshire, NN5 6ND  
**£365,000** Detached



Department: Sales

Tenure: Freehold



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A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME LOCATED IN THE SOUGHT-AFTER AREA OF DUSTON WILDES. OFFERING SPACIOUS AND MODERN ACCOMMODATION THROUGHOUT, THE PROPERTY FEATURES A STUNNING OPEN-PLAN KITCHEN, DINING AND LIVING AREA WITH CENTRAL ISLAND AND BI-FOLD DOORS TO THE GARDEN, PLUS A LOUNGE WITH MEDIA WALL. UPSTAIRS PROVIDES WELL-PROPORTIONED BEDROOMS AND A CONTEMPORARY BATHROOM. WITH DRIVEWAY PARKING AND A PRIVATE REAR GARDEN, THIS HOME IS IDEAL FOR MODERN FAMILY LIVING.

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#### GROUND FLOOR

- WC
- OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- SHOWER ROOM

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#### OUTSIDE

- FRONT GARDEN
  - GARAGE
  - REAR GARDEN
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## THE PROPERTY

Situated within the highly sought-after area of Duston Wildes, this beautifully presented detached family home offers stylish and spacious accommodation throughout. The attractive brick façade is complemented by a driveway providing off-road parking.

Internally, the heart of the home is the stunning open-plan kitchen, dining and living space, featuring a central island, quartz worktops, integrated appliances and skylights flooding the room with natural light. Bi-fold doors open onto a private, low-maintenance rear garden with decking-perfect for entertaining. A separate area with bespoke media wall adds further versatility.

Upstairs, there are well-proportioned bedrooms including a generous principal bedroom, alongside a contemporary family bathroom with modern tiling and quality fittings.

Finished to a high standard with tasteful décor, this impressive home is ideal for modern family living, conveniently positioned close to local schools, amenities and transport links.

EPC Rating: C. Council Tax Band: D









## MATERIAL INFORMATION

|                      |  |
|----------------------|--|
| Type                 | Detached   |
| Age/Era              | Ask Agent  |
| Tenure               | Freehold   |
| Ground Rent          | Ask Agent  |
| Service Charge       | Ask Agent  |
| Council Tax          | Band D   |
| EPC Rating           | C  |
| Electricity Supply   | Mains  |
| Gas Supply           | Mains  |
| Water Supply         | Mains  |
| Sewerage Supply      | Mains  |
| Broadband Supply     | Ask Agent  |
| Mobile Coverage      | Depends on provider  |
| Heating              | Gas Central Heating  |
| Parking              | Off-street, Garage   |
| EV Charging          | Ask Agent  |
| Accessibility        | Ask Agent  |
| Coastal Erosion Risk | Ask Agent  |
| Flood Risks          | Has not flooded in the last 5 years, No flood defences           |
| Mining Risks         | Ask Agent  |
| Restrictions         | Ask Agent  |
| Obligations          | No restrictions, No private right of way, No Public right of way |
| Rights and Easements | Ask Agent  |

## LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1073 ft<sup>2</sup>

99.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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