



Connells

Cotswold Avenue
Northampton



Property Description

A charming three-bedroom semi-detached property in the ever-popular Duston area, meticulously maintained and offering a blend of comfort and convenience. Boasting a sought-after location backing onto the serene Mendip Park, this home provides a peaceful retreat while remaining close to local amenities. Prime Location: Situated in a favoured residential area of Duston, offering excellent access to local schools, shops, and transport links. Beautifully Presented: Featuring neutral décor throughout, creating a light and airy feel and a blank canvas for you to add your personal touch. Comfort & Efficiency: Benefitting from gas radiator heating and double glazing (where specified), ensuring a warm and energy-efficient home. Outdoor Oasis: Enjoy the privacy of your own garden, which backs directly onto Mendip Park, offering a tranquil setting for relaxation and recreation. Garage: Providing secure parking or valuable storage space.

Duston offers a fantastic lifestyle with excellent transport links, including easy access to M1 junctions 15a and 16, and Northampton Castle Station providing direct rail links to London Euston. The village boasts a vibrant community and a wide range of amenities, including a variety of shops, businesses, and public houses. Nearby Sixfields Leisure offers further entertainment options, including restaurants, a cinema, and bowling. Duston is also well-regarded for its schools, with several nursery and primary schools, and secondary education.

Study

Double glazed door and window to the rear aspect. Wall mounted radiator.

Lounge

Double glazed bay window to the front aspect. Wall mounted radiator.

Dining Room

Double glazed french doors to the rear aspect. Wall mounted radiator.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods. Two storage cupboards. Double glazed window to the rear aspect.

Landing

Double glazed window to the side aspect.

Bedroom One

Double glazed window to the side aspect.

Bedroom One

Double glazed window to the side aspect. Built in wardrobes. TV points. Wall mounted radiators.

Bedroom Two

Double glazed window to the front aspect. Wall mounted radiator.

Bedroom Three

Bath with shower over, wash hand basin and low level WC. Towel rail. Double glazed window to the rear aspect.

Outside

Front Garden

Driveway. Laid to lawn. Gravelled area.

Rear Garden

Laid to lawn. Patio area. Gated rear access. Enclosed by fencing.

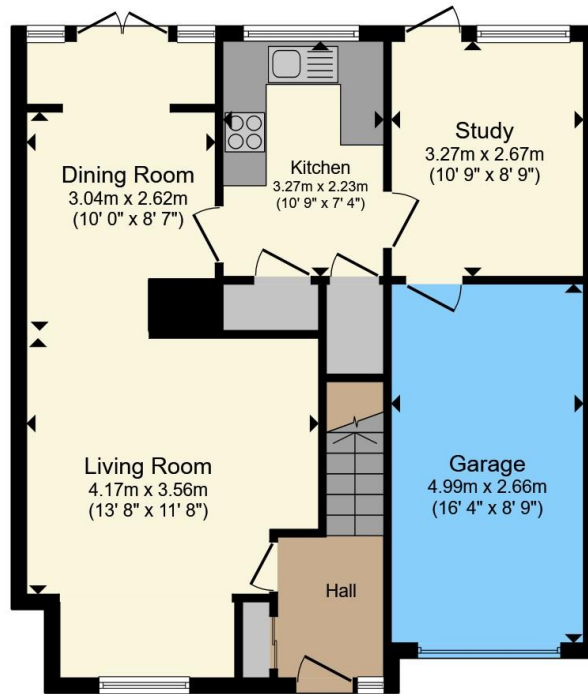
Garage

Door leading from the study. Up and over door. Electrics.

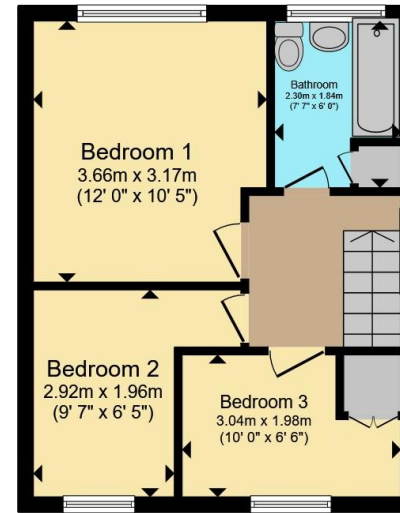








Ground Floor



First Floor

Total floor area 100.2 m² (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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6 Wood Hill
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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