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Crawford Avenue, Duston
Northampton
Northamptonshire, NN5 5PA
£299,995 Semi-detached house



Department: Sales

Tenure: Freehold



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A THREE BEDROOM BAY FRONTED SEMI DETACHED HOME IN DUSTON, OFF BANTS LANE, FEATURING A GENEROUS FRONT GARDEN WITH DRIVEWAY PARKING AND DETACHED GARAGE. THE PROPERTY OFFERS A BRIGHT LOUNGE, SPACIOUS KITCHEN, ADDITIONAL RECEPTION SPACE AND CONSERVATORY OVERLOOKING A MATURE REAR GARDEN. UPSTAIRS PROVIDES THREE WELL PROPORTIONED BEDROOMS AND A MODERN FAMILY BATHROOM. CONVENIENTLY LOCATED CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES, MAKING IT AN IDEAL FAMILY HOME OPPORTUNITY.

GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- SUN ROOM
- KITCHEN

FIRST FLOOR

- LANDING
 - BEDROOM
 - BEDROOM
 - BEDROOM
 - BATHROOM
-

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN





THE PROPERTY

The ground floor offers well balanced living space, beginning with a welcoming entrance hall. To the front is a bright bay fronted lounge featuring an attractive fireplace. To the rear, a spacious kitchen provides ample storage and worktop space, overlooking the garden and leading through to a generous conservatory, ideal as a dining or additional reception area. A further versatile reception room with patio doors completes the ground floor accommodation.

The first floor offers three well proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a pleasant bay window allowing for plenty of natural light. Bedroom two is a comfortable double, while the third bedroom provides an ideal single room, nursery or home office. The accommodation is completed by a modern, fully tiled family bathroom fitted with a white suite, shower over bath and contemporary vanity unit.

Generous and established rear garden mainly laid to lawn with a variety of mature trees, shrubs and planting creating a private setting. A paved patio area provides ideal space for outdoor dining, with greenhouse and useful outbuilding to the rear. Side access leads to the front driveway and detached garage.

EPC Rating: C. Council Tax Band: C







MATERIAL INFORMATION

Type	Semi-detached house
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
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
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 marketed 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⁽¹⁾

992 ft²
92.2 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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