

**11 Beauvais Court
Duston
NORTHAMPTON
NN5 6YP
£439,995**



- **DETACHED**
- **LARGE KITCHEN/DINING/FAMILY ROOM**
- **MASTER BEDROOM WITH EN SUITE**
- **UPVC DOUBLE GLAZED**
- **OFF ROAD PARKING**

- **6 BEDROOMS**
- **CLOAKROOM**
- **GARAGE**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A deceptively large six bedroom, detached, property situated in the sought after area of Duston.

The accommodation comprises; an entrance hall, cloakroom, lounge, large extended and open plan kitchen/dining/family room on the ground floor with a master bedroom with en suite shower room, five further bedrooms and family bathroom on the first floor.

The property also benefits uPVC double glazing, gas radiator central heating, single integral garage, off road parking and gardens to rear.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, vinyl flooring, doors to:

Cloakroom

Suite comprising sink unit with vanity cupboard under, low level w.c, tiled splash areas, heated towel rail.

Lounge

15'10" x 11'8" (4.83 x 3.56)

Fireplace with wood burning stove, radiator, uPVC double glazed bay window to front.

Open Plan Kitchen/Dining/Family Room

26'10" x 35'4" (8.20 x 10.77)

Extended L-shape kitchen comprising; sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, range cooker point, built in dishwasher, plumbing for washing machine, vinyl flooring, door to rear of garage, radiator, four uPVC double glazed windows, French doors to lounge, uPVC door to garden.

First Floor

First Floor Landing

Built in airing cupboard, access to loft, doors to:

Bedroom One

13'2" x 8'8" (4.02 x 2.65)

Fitted wardrobes, radiator, uPVC double glazed window to front, door to:

En Suite Shower Room

Suite comprising tiled shower cubicle with shower unit above, hand wash basin with vanity cupboard below, low level w.c, tiled splash areas, uPVC double glazed window to side.

Bedroom Two

10'0" x 8'8" (3.05 x 2.66)

Radiator, fitted wardrobes, uPVC double glazed window to rear.

Bedroom Three

14'5" x 6'3" (4.40 x 1.91)

Built in wardrobe, radiator, uPVC double glazed window to rear.

Bedroom Four

9'0" x 7'6" (2.76 x 2.29)

Radiator, uPVC double glazed window to rear.

Bedroom Five

10'2" x 9'0" (3.11 x 2.76)

Radiator, bulkhead over the stairs, uPVC double glazed window to the front.

Bedroom Six

10'3" c 6'2" (3.13 c 1.89)

Built in wardrobe, radiator, uPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin with vanity cupboard below, low level w.c, tiled splash areas, heated towel rail, skylight window to ceiling.

Externally**Front Garden**

Mainly block paved with off road parking leading to garage.

Single Garage

Integral garage with electric roller doors, power and lighting connected.

Rear Garden

Paved patio area, artificial lawn, secondary patio, large timber workshop/shed with power and lighting, wood storage shed.

Agents Notes

West Northampton Council tax Band: TBC



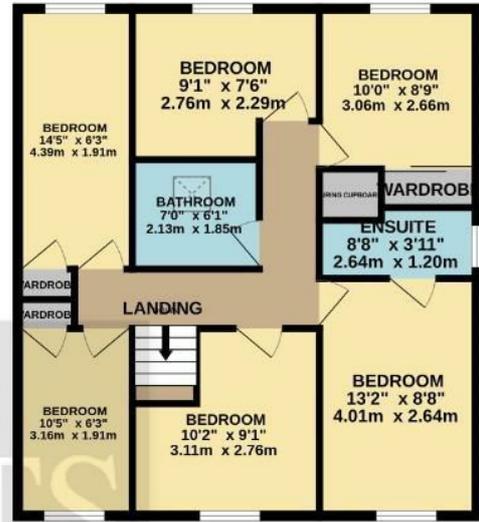




GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



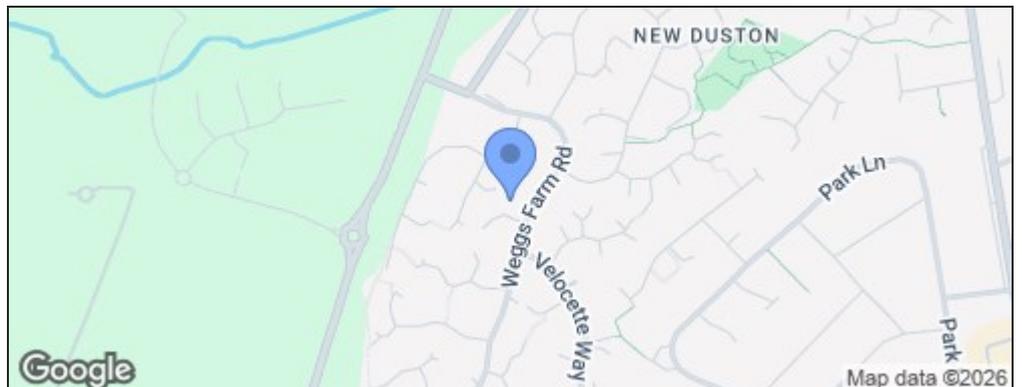
1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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		



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.