



**74 Brockwood Close, Duston, Northampton, NN5 6LY**  
**£220,000 Freehold**

A well presented three bedroom semi-detached home, offered for sale in the popular Duston area of Northampton. The property can be found in good decorative order throughout and benefits from an open plan design to the ground floor, which incorporates the lounge/dining room and kitchen area, with features including wood burning stove and French doors leading to the rear garden. The property comprises in brief entrance porch, open plan lounge/diner/kitchen, downstairs bathroom, three bedrooms to the first floor, front and rear gardens and an allocated parking space. EPC: D

**Three Bedroom Semi-Detached Property | Modernised Throughout | Open Plan Ground Floor Accommodation | Enclosed Rear Garden | Cul-De-Sac Location | Allocated Parking Space**

**modern marketing · traditional values**

Entry via hardwood door to:

### PORCH

Two double glazed windows to front elevation. Two double glazed windows to side elevations. Double doors leading to kitchen area.

### KITCHEN/DINING ROOM 4.67m x 5.64m (15'4 x 18'6)

#### KITCHEN AREA

Fitted with a range of wall mounted and base level cabinets and drawers with work surface over. Integrated electric oven and hob with extractor hood over. Space for white goods. Stainless steel sink unit with mixer tap over. Tiling to splash back areas. Double glazed window to side elevation. Double glazed door to side elevation. Tiled floor.

#### DINING AREA

Double glazed bay window to front elevation. Radiator. Wood burning stove. Storage cupboard to alcove. Laminate flooring. Opens onto:

### LIVING AREA 3.68m x 5.64m (12'1 x 18'6)

Double glazed window to rear elevation. Double glazed French doors to rear elevation. Two radiators. Laminate flooring. Stairs rising to first floor landing.

### BATHROOM 1.91m x 1.65m (6'3 x 5'5)

Double glazed window to side elevation. Radiator. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, and panelled bath. Laminate flooring.

### LANDING

Storage cupboard. Doors to connecting rooms.

### BEDROOM ONE 2.82m x 3.99m (9'3 x 13'1)

Two double glazed windows to rear elevation. Radiator. Eaves storage. Laminate flooring.

### BEDROOM TWO 3.28m max x 3.18m (10'9 max x 10'5)

Double glazed window to front elevation. Radiator. Built in double wardrobe.

### BEDROOM THREE 2.39m x 2.29m (7'10 x 7'6)

Double glazed window to front elevation. Radiator.

### FRONT GARDEN

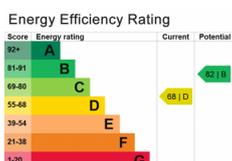
Mainly gravelled with pathway leading to front door and path leading to gated side access.

### REAR GARDEN

Laid to lawn and enclosed by timber panel fencing with gravel seat area adjacent to patio doors at the rear. Side access leading to front of property. Brick built storage shed.

### PARKING

Allocated parking for one vehicle located a short walk from the property.

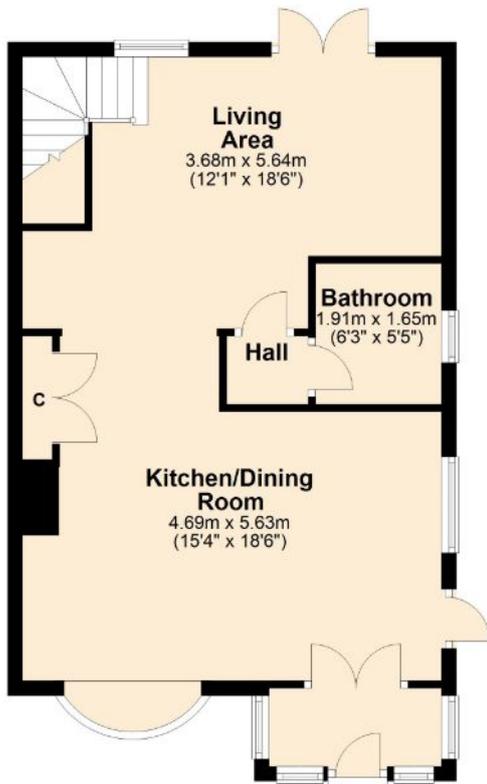


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We 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.

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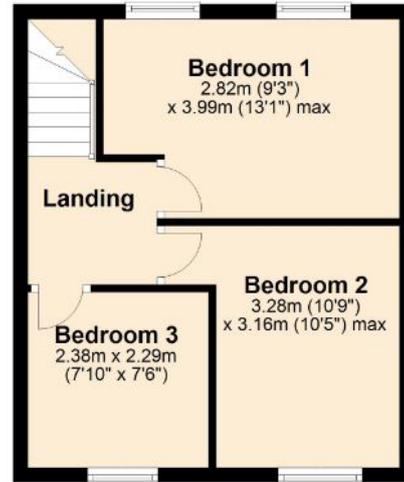
### Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



### First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 sq. feet)



## LOCAL AREA INFORMATION

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 grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. 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 Alsace Park, St Giles Park and St Crispins. 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.

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