



45 Walmer Close, Duston, Northampton, NN5 4WL
£287,500 Freehold

An immaculately presented three double bedroomed detached home situated in Duston. The property benefits from a modern kitchen-diner, master bedroom with en-suite and a single garage. Early viewing is highly advised. Accommodation comprises: entrance hall, cloakroom-WC, lounge, kitchen-diner, utility room, three bedrooms, en-suite and family bathroom suite. Externally are low maintenance gardens to front and rear in addition to a single garage with driveway for two vehicles in front. EPC: B

Three Bedroom Detached Property | Spacious Kitchen-Diner with Utility Room | Master Bedroom with En-Suite | Three Double Bedrooms | Low Maintenance Rear Garden | Garage & Driveway

modern marketing · traditional values

ENTRANCE HALL

Entry gained via part glazed door. UPVC double glazed window to side elevation. Radiator. Stairs rising to first floor landing with cupboard under. Amtico Flooring. Doors to connecting rooms.

CLOAKROOM/WC

A white two piece suite comprising pedestal hand wash basin and low level WC. Tiling to water sensitive areas. Radiator.

LOUNGE 3.68m x 3.91m (12'1 x 12'10)

UPVC double glazed window to front elevation. Radiator.

KITCHEN/DINING ROOM 2.79m x 5.49m (9'2 x 18)

A modern kitchen-dining room comprising of a range of high gloss wall mounted and base level cabinets and drawers with roll top work surface over. One and a half bowl 'Franke' sink and drainer with mixer tap over. Integrated oven, hob, extractor hood and dishwasher. Amtico flooring. Travertine tiled splashbacks. Upright radiator. UPVC double glazed window to rear elevation. UPVC double glazed doors to rear garden. Door to:

UTILITY

Fitted with wall mounted and base level cabinets with roll top work surface over. Integrated washing machine. Amtico flooring. Radiator.

BEDROOM ONE 3.25m x 3.91m (10'8 x 12'10)

UPVC double glazed window to front elevation. Radiator. Door to:

EN-SUITE 1.75m x 1.75m (5'9 x 5'9)

UPVC double glazed window to front elevation. Radiator. A modern three piece suite comprising shower enclosure with mains shower over, pedestal hand wash basin and low level WC. Tiling floor to ceiling.

BEDROOM TWO 2.90m x 2.90m (9'6 x 9'6)

UPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.90m x 2.54m (9'6 x 8'4)

UPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.06m x 1.65m (6'9 x 5'5)

Obscure UPVC double glazed window to side elevation. Radiator. A white three piece suite comprising panelled bath, pedestal hand wash basin with mixer tap over, and low level WC. Floor to ceiling tiling.

FRONT GARDEN

Open plan and planted with shrubs and flowers. Path to front door.

REAR GARDEN

A low maintenance paved rear garden with gated pedestrian access gate.

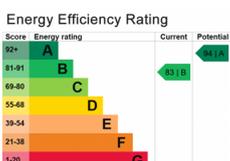
GARAGE

A detached single garage with metal up and over door, with driveway in front providing off road parking for two vehicles.

AGENTS NOTE

There is a service charge of £199 per annum for the upkeep of communal areas.

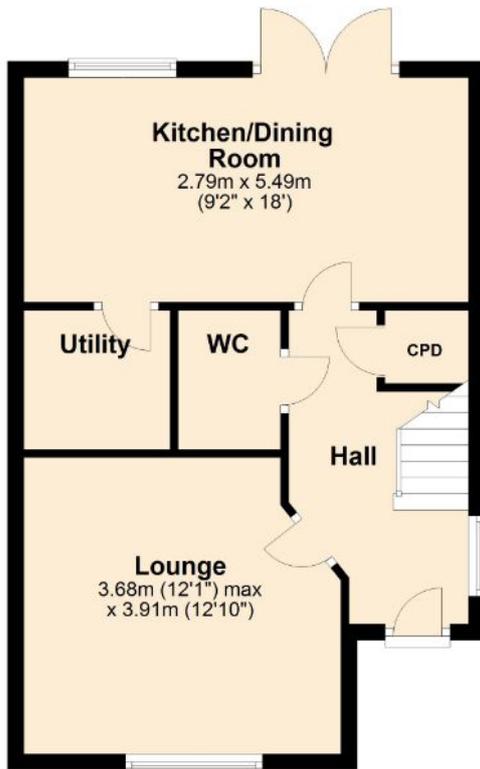
You are advised to have this information verified by your chosen legal representative.



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.

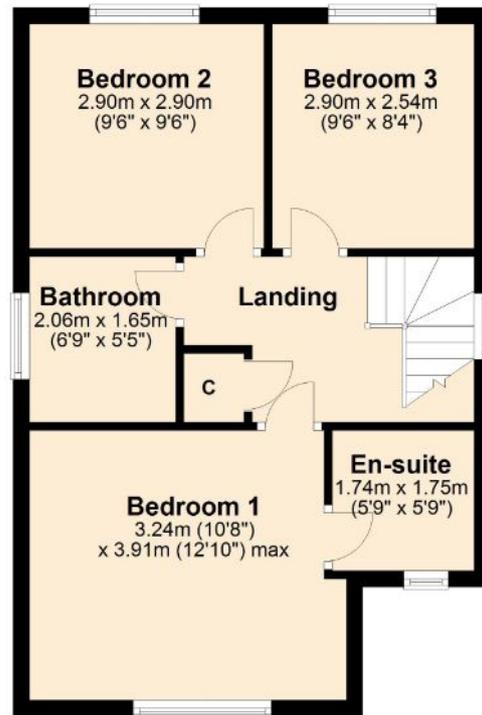
Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 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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