



**12 Excelsior Gardens, Duston, Northampton, NN5 6YN**  
**£375,000 Freehold**

Jackson Grundy are pleased to welcome to the market this four bedroom detached property in this popular cul-de-sac location in Duston. Consisting of entrance hall, lounge, study, dining room, WC and kitchen / breakfast room. Upstairs there are four bedrooms, bedroom one benefits from fitted wardrobes and an ensuite bathroom. There is also a family bathroom. Further benefits include double garage, gas central heating and a southerly facing rear garden. EPC Rating D.

**Four Bedroom Detached | Double Garage | Study | Kitchen / Breakfast Room & Separate Dining Room | Popular Cul-De-Sac Location | In Need Of Modernisation**

**modern marketing · traditional values**

### ENTRANCE PORCH

Entrance via uPVC double glazed door. Wood effect flooring. uPVC double glazed door to:

### HALL

Radiator. Wood effect flooring. Doors to adjoining rooms.

### WC

uPVC double glazed window to rear elevation. Radiator. Suite comprising wash hand basin and WC. Tiled splash backs. Wood effect flooring.

### STUDY 2.06m x 2.67m (6'9 x 8'9)

uPVC double glazed window to front elevation. Radiator. Coving to ceiling.

### LOUNGE 5.13m max x 3.91m max (16'10 max x 12'10 max)

uPVC double glazed windows to front and side elevations. Radiator.

### DINING ROOM 3.61m max x 3.61m max (11'10 max x 11'10 max)

Sliding doors to rear elevation. Radiator. Coving to ceiling.

### KITCHEN / BREAKFAST ROOM 3.61m max x 3.38m max (11'10 max x 11'1 max)

uPVC double glazed window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over incorporating a breakfast bar. One and a half bowl composite sink unit with mixer tap over. Space for white goods. Tiled splash backs. Tiled effect flooring. Archway to:

### UTILITY ROOM 1.47m x 1.47m (4'10 x 4'10)

uPVC double glazed window to side elevation. Wall and base mounted units. Tiled effect flooring.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Airing cupboard. Storage cupboard. Coving to ceiling. Access to loft space. Doors to:

### BEDROOM ONE 4.57m x 3.30m (15'0 x 10'10)

uPVC double glazed windows to front and side elevations. Built in wardrobe. Coving to ceiling. Door to:

### EN-SUITE 2.08m x 1.91m (6'10 x 6'3)

uPVC double glazed window to front elevation. Radiator. Suite comprising panelled bath with shower over, WC and wash hand basin with mixer tap over. Tiled splash backs. Tiled flooring.

### BEDROOM TWO 3.12m x 3.02m (10'3 x 9'11)

uPVC double glazed window to rear elevation. Radiator. Coving to ceiling.

### BEDROOM THREE 2.72m x 2.34m (8'11 x 7'8)

uPVC double glazed window to rear elevation. Radiator. Coving to ceiling.

### BEDROOM FOUR 3.66m x 2.13m (12'0 x 7'0)

uPVC double glazed window to rear elevation. Radiator. Coving to ceiling.

### BATHROOM 1.68m x 2.29m (5'6 x 7'6)

uPVC double glazed window to rear elevation. Radiator. Suite comprising panelled bath with shower over, WC and wash hand basin. Tiled splash backs. Vinyl flooring.

### OUTSIDE

#### FRONT GARDEN

Lawned areas with path leading to front door. Off road parking.

#### DOUBLE GARAGE

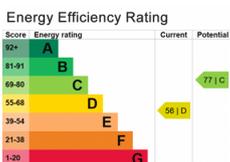
Twin up and over doors. Door to side elevation. Power and light connected.

#### REAR GARDEN

Enclosed by timber panelled fencing. Southerly facing garden with patio and lawn areas. Mature borders. Space for shed.

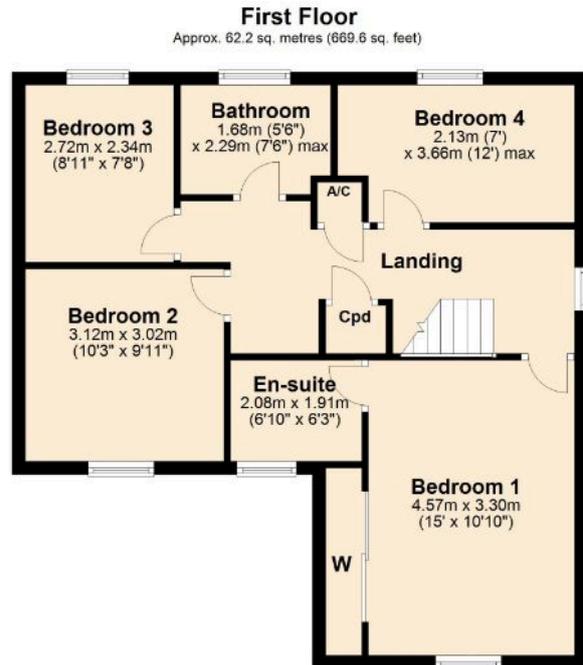
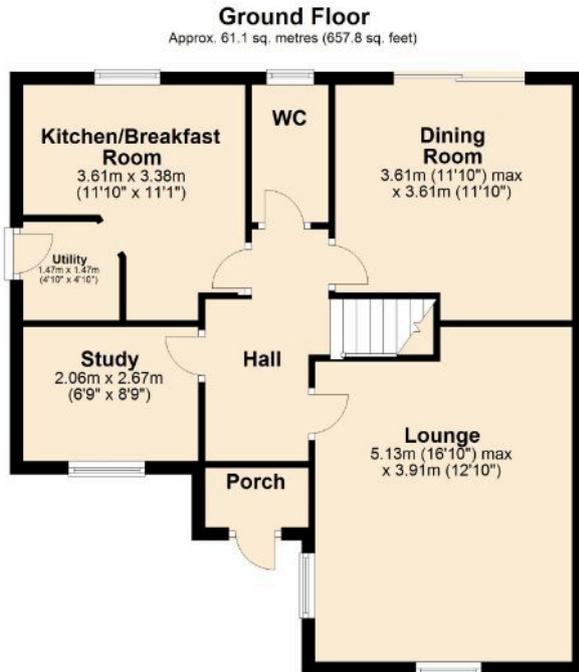
#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

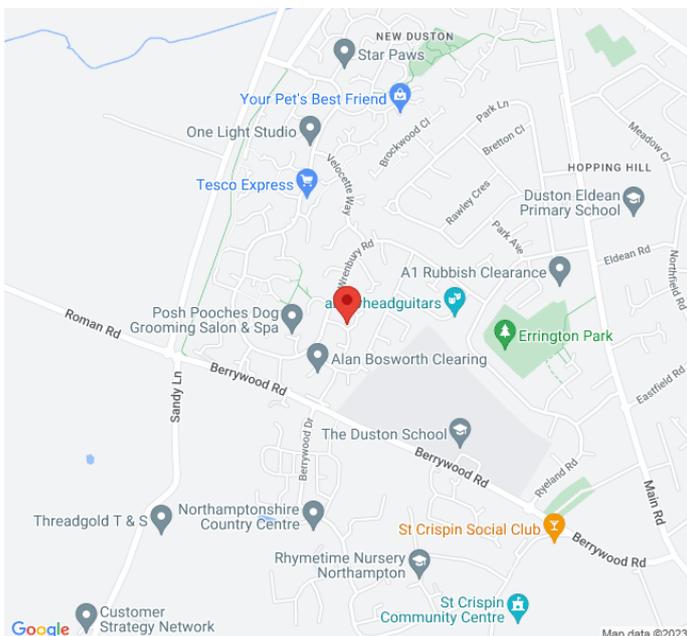


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 123.3 sq. metres (1327.4 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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