

80 Balmoral Close, Marina Gardens, Northampton, NN5 4WA
£265,000 Freehold

Offered to the market in the highly sought after location of Marina Park is this beautifully designed three bedroom detached property, boasting off road parking and a single garage. The accommodation briefly comprises of a spacious entrance hall, lounge, WC and kitchen/diner with three bedrooms and a family bathroom to the first floor. Externally the property offers a good sized rear garden, laid to lawn and enclosed by timber fencing. Further benefits include double glazing throughout and gas radiator heating. EPC: B

**Three Bedrooms | Detached | Large Kitchen/Dining Room | Quiet Cul-De-Sac | Off Road
Parking & Single Garage | Enclosed Rear Garden**

modern marketing · traditional values

ENTRANCE HALL

Entry gained via double glazed door. Radiator. Stairs rising to first floor landing with understairs recess. Doors to connecting rooms.

CLOAKROOM/WC 1.68m x 1.96m (5'6 x 6'5)

Obscure double glazed window to rear elevation. Fitted with a low level WC and pedestal wash hand basin. Tiling to splash back areas.

LOUNGE 5.38m x 3.81m (17'8 x 12'6)

Dual aspect with double glazed windows to front and side elevations. Two radiators. Television point.

KITCHEN/DINING ROOM 5.38m x 3.20m (17'8 x 10'6)

DINING AREA

Double glazed window to front elevation. Radiator. Double glazed double doors to rear garden.

KITCHEN

Double glazed window to side elevation. Fitted with a range of wall mounted and base level units and drawers with roll top work surface over and matching splashback surrounds. Fitted oven with four ring gas hob, stainless steel splash back and extractor hood over. Space for white goods. Cupboard housing Logic gas boiler.

LANDING

Loft access. Linen cupboard. Doors to connecting rooms.

BEDROOM ONE 3.58m x 3.20m (11'9 x 10'6)

Double glazed window to front elevation. Radiator.

BEDROOM TWO 2.97m x 4.78m (9'9 x 15'8)

Dual aspect with double glazed windows to front and side elevations. Radiator.

BEDROOM THREE 2.26m x 3.81m (7'5 x 12'6)

Double glazed window to side elevation. Radiator.

BATHROOM 1.80m x 3.20m (5'11 x 10'6)

Obscure double glazed window to rear elevation. Radiator. Fitted with a low level WC, panelled bath with shower attachment over, and pedestal wash hand basin with mixer tap over. Tiling to splash back areas. Extractor fan.

OUTSIDE

FRONT GARDEN

Path leading to front door. Garden wrapping around the front and side with shaped drive leading to off road parking and a single garage. Borders stocked with a variety of flowers and shrubs. Gated to rear garden.

GARAGE

Metal up and over door. Power and light connected.

REAR GARDEN

Enclosed by brick and timber fencing. Patio area leading to lawn and hardstanding for shed.

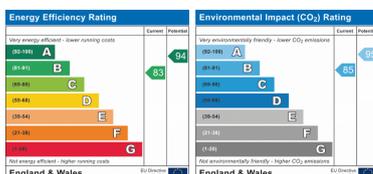
AGENTS NOTES

The vendor advises that there is an annual service charge of approximately £130 for upkeep of local green areas and parks.

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

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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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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