

7 Duston Wildes, Duston, Northampton, NN5 6ND
£375,000 Freehold

Offered to the market in the highly sought after cul-de-sac location of Duston Wildes is this beautifully presented four bedroom detached property, boasting a generous plot, double garage and ensuite shower room. The accommodation comprises entrance hall, WC, breakfast kitchen and utility room, separate dining room and lounge to the ground floor with four good sized bedrooms and a family bathroom to the first floor. Externally there are front, side and rear gardens which offer a good degree of privacy, off road parking for two cars leading to a double garage. The property further benefits from gas central heating, double glazing and intruder alarm. Early viewing is recommended. EPC: D

**Four Bedroom Detached | Cul-De-Sac Location | Master With Ensuite | Desirable Area Of
Duston | Off Road Parking & Double Garage | Front, Side & Rear Gardens**

modern marketing · traditional values

HALLWAY

uPVC double glazed door to front elevation. Radiator. Staircase rising to first floor landing. Understairs storage cupboard.

WC

Frosted uPVC double glazed window to rear elevation. Suite comprising low level WC and wash hand basin set into vanity unit.

LOUNGE 5.05m x 3.35m (16'7 x 11'0)

uPVC box bay window to front elevation. uPVC double glazed french doors to rear garden. Living flame gas fire and surround. Two radiators. Television point.

DINING ROOM 3.15m x 2.84m (10'4 x 9'4)

uPVC double glazed window to rear elevation. Radiator.

DINING KITCHEN 3.15m x 2.97m (10'4 x 9'9)

Radiator. Fitted with a generous range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Built in dishwasher. Stainless steel sink and drainer with mixer tap over. Under cabinet lighting. Space for cooker with extractor over. Serving hatch to dining room. Tiling to splash back areas and floor. Door to utility.

UTILITY 1.96m x 1.70m (6'5 x 5'7)

uPVC door and window to rear garden. Space for upright fridge/freezer. Space and plumbing for washing machine and tumble dryer. Fitted wall mounted units. Roll top work surfaces. Tiling to splash back areas.

FIRST FLOOR LANDING

Access to loft space. Doors to bedrooms and bathroom. Airing cupboard.

BEDROOM ONE 3.48m x 3.05m (11'5 x 10'4)

Double glazed window to rear elevation. Built in wardrobes. Radiator. Door to ensuite.

ENSUITE

Frosted double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wash hand basin with vanity unit below and illuminated mirror above and shower cubicle with power shower. Fully tiled. Spotlights to ceiling.

BEDROOM TWO 3.28m x 3.15m (10'9 x 10'4)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 3.15m x 2.03m (10'4 x 6'8)

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.36m x 2.01m (7'9 x 6'7)

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

BATHROOM 2.44m x 1.52m (8'0 x 5'0)

Frosted double glazed window to front elevation. Radiator. Suite comprising pedestal wash hand basin, panelled enclosed bath with mixer tap with shower attachment. Ceramic tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Gravelled driveway leading to double garage. Lawn area with mature borders. Access to rear garden.

DOUBLE GARAGE 5.16m x 5.05m (16'11 x 16'7)

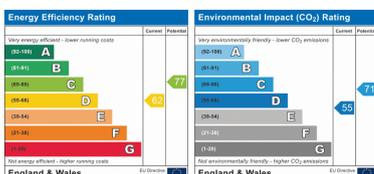
Metal up and over doors. Power and light connected. Useful wall shelving. Loft hatch to further storage in eaves.

REAR GARDEN

Mostly laid to lawn and well maintained. Paved patio area with paved pathway extending around the rear of the property to the kitchen/utility door. Enclosed by timber fencing. Mature trees. Decorative pebble borders. Access to garage. Gated access to front elevation.

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.



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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