



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Ash Tree Road, Duston, Northampton, NN5 6GW

£350,000 Detached

 3  2  2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)







## Property Summary

Jackson Grundy are delighted to welcome to the market this immaculate three and a half years old, three bedroom detached home in this popular area of Duston.

## Features & Utilities

- ✓ Immaculate Condition
- ✓ 3 1/2 Years Old
- ✓ Garage & Off Road Parking
- ✓ En-Suite To Bedroom One
- ✓ Modern Bathroom
- ✓ Downstairs WC
- ✓ Kitchen/Dining Room
- ✓ Popular Location With No Area Charges

# Property Overview

Jackson Grundy are delighted to welcome to the market this immaculate three and a half years old, three bedroom detached home in this popular area of Duston. The accommodation comprises entrance hall, lounge, kitchen/dining room, W/c. Upstairs there are three bedrooms, the main benefitting from a modern en- suite, there is also a family bathroom. Further benefits include parking, garage, landscaped rear garden, gas central heating and uPVC double glazing. EPC Rating: B. Council Tax Band: D

## ENTRANCE

Composite front door. Radiator. Wood effect Antico flooring. Understairs cupboard. Doors adjoining.

## WC

Amtico flooring. WC. Radiator. Wash hand basin with mixer tap. Tiled splashback.

## LOUNGE 4.96m x 3.25m (16'3 x 10'8)

uPVC double glazed window to front and side elevation. Two radiators. Feature electric fireplace. Amtico wood flooring.

## KITCHEN/DINING ROOM 2.86m x 5.48m (9'5 x 18'0)

uPVC double glazed to opaque door with inset window to rear elevation. uPVC double glazed window to rear elevation. Radiator. Composite Franke sink, mixer tap with nozzle attachment. Induction hob. Gas wall mounted boiler. Chimney style extractor hood over. Integrated oven. Space for washing machine and upright fridge freezer. Plumbing for dishwasher. Wood effect Amtico flooring.

## FIRST FLOOR LANDING

Doors to adjoining rooms.

## BEDROOM ONE 3.31m x 3.32m (10'10 x 10'11)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Door to en-suite.

## EN-SUITE

Obscure uPVC double glazed window to side elevation. Radiator. Pedestal wash hand basin with mixer tap. WC. Shower cubicle with sliding door. Tiled

splashback. Extractor. Wood effect Amtico flooring.

### **BEDROOM TWO 3.03m x 3.30m (9'11 x 10'10)**

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

### **BEDROOM THREE 2.90m x 2.11m (9'6 x 6'11)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

Obscure uPVC double glazed window to front elevation. Pedestal wash hand basin with mixer tap. WC. Panel bath with mixer tap. Shower over. Tiled splashbacks. Wood effect Amtico flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

Landscaped front. Path to front door. Decorative stones and planting. Tarmac off road parking to side and garage.

#### **GARAGE**

Up and over door. Power and lighting. Storage.

#### **REAR GARDEN**

Enclosed by panel fencing. Extended Indian sandstone patio. Side gate. Door to garage. Lawn. Raised beds with sleepers.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

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

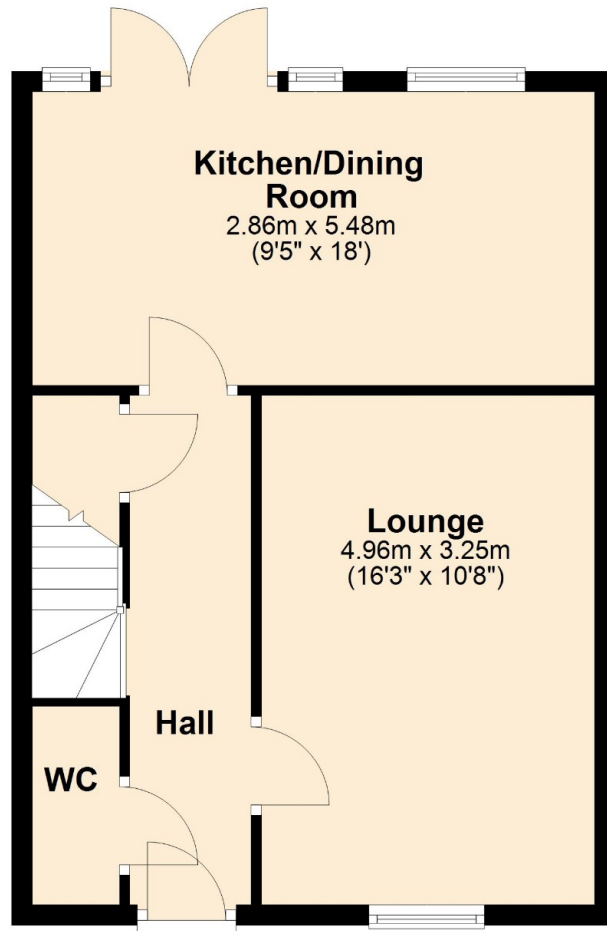
### AGENTS NOTES

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.

# Floorplan

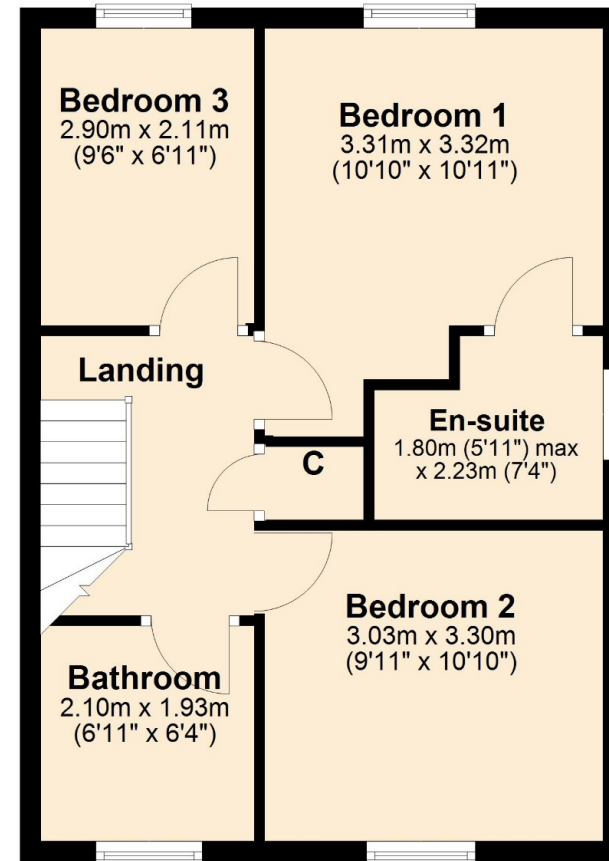
## Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152