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# Beaune Close, Duston, Northampton, NN5 6EF

£295,000 Detached



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached home in this cul-de-sac location on St. Giles' Park Duston.

## Features & Utilities

- ✓ Well Presented
- ✓ En-Suite
- ✓ Three Bedrooms
- ✓ Detached
- ✓ Downstairs WC
- ✓ Conservatory
- ✓ Cul-De-Sac
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating
- ✓ Kitchen/Dining Room

# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached home in this cul-de-sac location on St. Giles' Park Duston. The accommodation comprises entrance hall, WC, lounge, refitted kitchen, dining room and conservatory. Upstairs there are three bedrooms, refitted bathroom with the main bedroom benefits from built in wardrobes and an en-suite shower room. Further benefits include uPVC double glazing, gas central heating, rear garage and rear and front parking. EPC Rating: D. Council Tax Band: C

## HALLWAY

Frosted uPVC double glazed entrance door. Fitted mat. Radiator. Staircase rising to first floor landing. Doors to:

## WC

Radiator. Suite comprising wall mounted wash hand basin and low level WC. Tiling to splash back areas. Extractor. Understairs cupboard.

## LOUNGE 3.91m x 3.33m (12'10 x 10'11)

uPVC box bay window to front elevation. Radiator. Coving. Feature fireplace with surround and electric fire. Door to kitchen.

## KITCHEN 3.06m x 2.85m (10'0 x 9'4)

uPVC double glazed window to rear elevation. Wall and base units. One and a half bowl sink and drainer with mixer tap over. Five ring gas hob, oven and extractor over. Stainless steel splash back areas. Integrated fridge/freezer and washing machine. Space for dishwasher. Tiling to splash back areas. Tiled floor. Wall mounted boiler. Arch to dining room.

## DINING ROOM 2.36m x 2.29m (7'9 x 7'6)

Sliding patio doors to conservatory. Radiator. Coving.

## CONSERVATORY 3.67m x 2.77m (12'0 x 9'1)

Low level brick wall and uPVC double glazed windows and doors.

## FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Access to boarded and insulated loft. Doors to:

### **BEDROOM ONE 3.01m x 2.74m (9'11 x 9'0)**

uPVC double glazed window to rear elevation. Radiator. Coving. Built in wardrobe. Door to:

### **EN-SUITE**

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising WC, wash hand basin in vanity unit with mixer tap and shower cubicle with bi-fold doors and electric shower over. Tiled floor. Tiling to splash back areas.

### **BEDROOM TWO 2.83m x 2.03m (9'3 x 6'8)**

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

### **BEDROOM THREE 2.29m x 3.16m (7'6 x 10'4)**

uPVC double glazed window to front elevation. Radiator. Coving. Stair bulk.

### **BATHROOM**

Frosted uPVC double glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin in vanity unit and panelled bath with mixer tap and electric shower over. Airing cupboard. Tiling to splash back areas. Tiled floor.

### **OUTSIDE**

### **FRONT GARDEN**

Fully block paved frontage.

### **REAR GARDEN**

Enclosed by brick wall. Patio. Lawn. Borders. Side gate.

### **GARAGE & PARKING**

Situated to the rear.

### **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

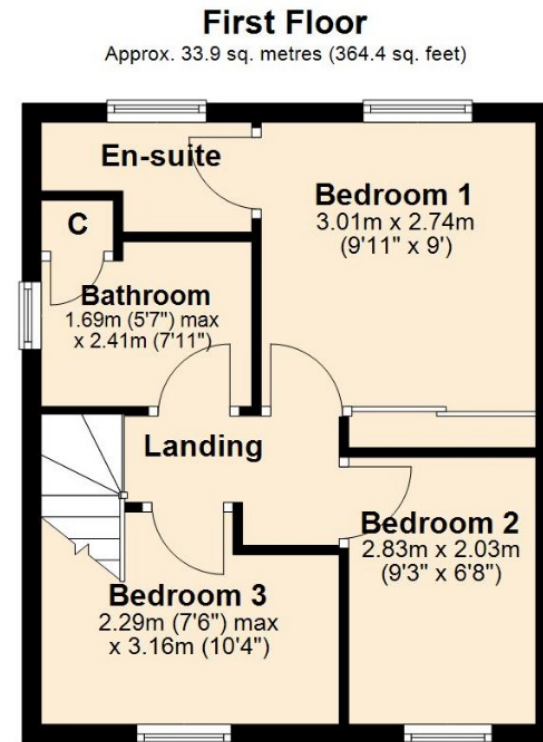
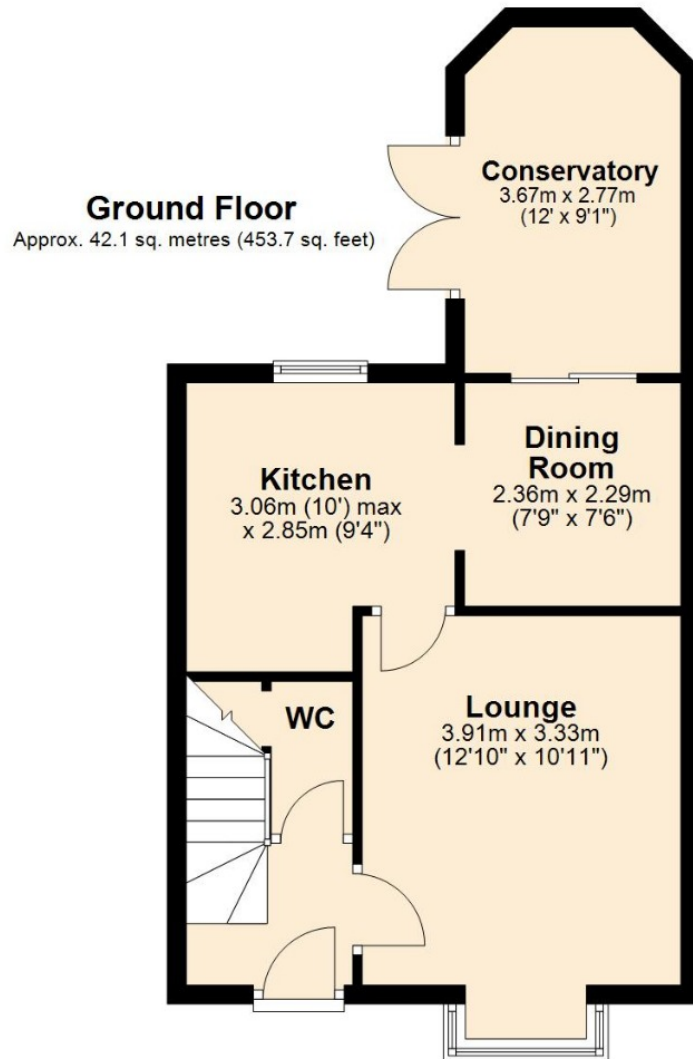
### DRAFT DETAILS

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 live 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



Total area: approx. 76.0 sq. metres (818.1 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)

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