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# Beechwood Road, Duston, NN5 6JT

£289,995 Terraced

3 2 2



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



## Property Summary

The ground floor offers well planned and versatile living space. A welcoming entrance hall provides access to a modern downstairs cloakroom and leads through to a comfortable front facing lounge with feature fireplace. To the rear is an impressive open plan kitchen and dining area, filled with natural light from roof lanterns and French doors opening onto the garden. The contemporary kitchen is fitted with a range of modern units, ample worktop space, integrated appliances and a useful breakfast bar, creating an ideal space for family life and entertaining.

The first floor offers a well balanced and stylish layout, centred around a bright and welcoming landing with modern décor and fitted carpet. There are two well proportioned bedrooms. The family bathroom has been tastefully refitted, featuring a contemporary suite with a walk in shower, separate freestanding bath, vanity unit and attractive tiling. Throughout the first floor, the presentation is smart and well maintained, providing comfortable and practical accommodation for modern family living.

The top floor hosts a spacious principal bedroom featuring wooden flooring, ample space for furniture, and a pleasant outlook. This level is complemented by a contemporary en-suite shower room, finished with modern tiling and fittings, creating a private and comfortable retreat.

To the rear the property benefits from enclosed rear garden, with seating areas. There is also a double garage with rear access parking.

EPC Rating: D. Council Tax Band: B.





# Floorplan



## Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# 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.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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