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# Bobtail Court, Duston, NN5 6TX

£450,000 Detached

4 2 1



Department: Sales

Tenure: Freehold

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

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## Property Summary

The ground floor provides beautifully presented and versatile living space, ideal for modern family life. The stylish kitchen features sleek high gloss cabinetry, quartz worktops and a stainless steel splash backs, complemented by a contemporary extractor hood.

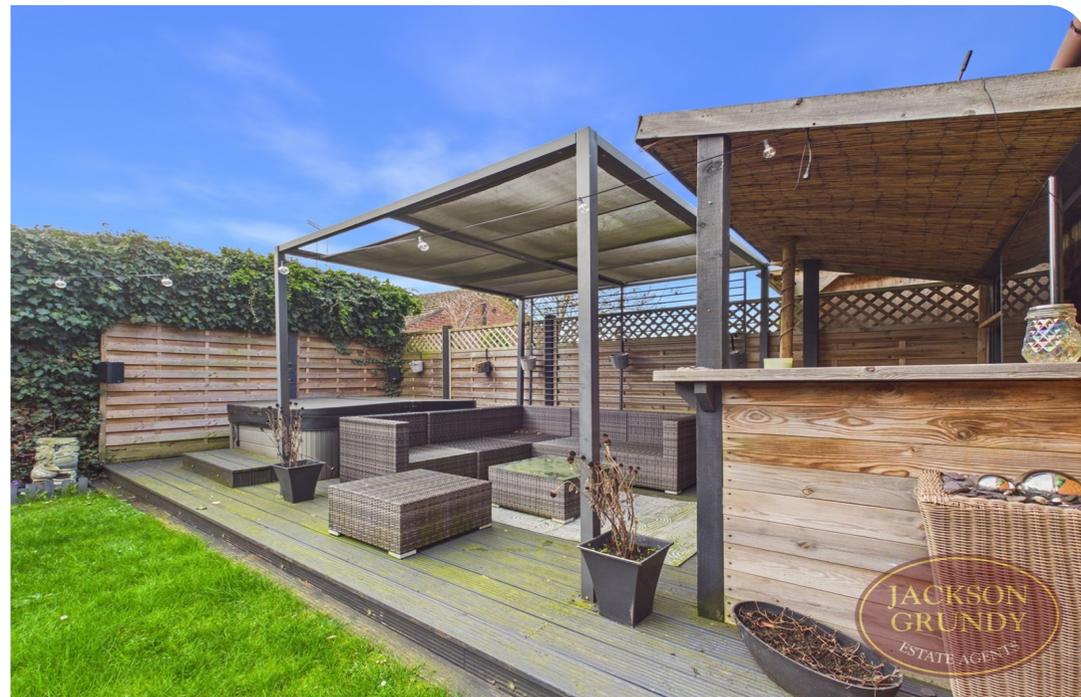
Integrated appliances include a dishwasher and fridge freezer, while a built in speaker system adds a premium touch, perfect for entertaining. A separate utility room offers practical laundry space and additional storage.

To the rear, the spacious lounge benefits from a feature fireplace and French doors opening onto the garden, allowing plenty of natural light. The dining area flows effortlessly from the lounge, creating a superb social and family space.

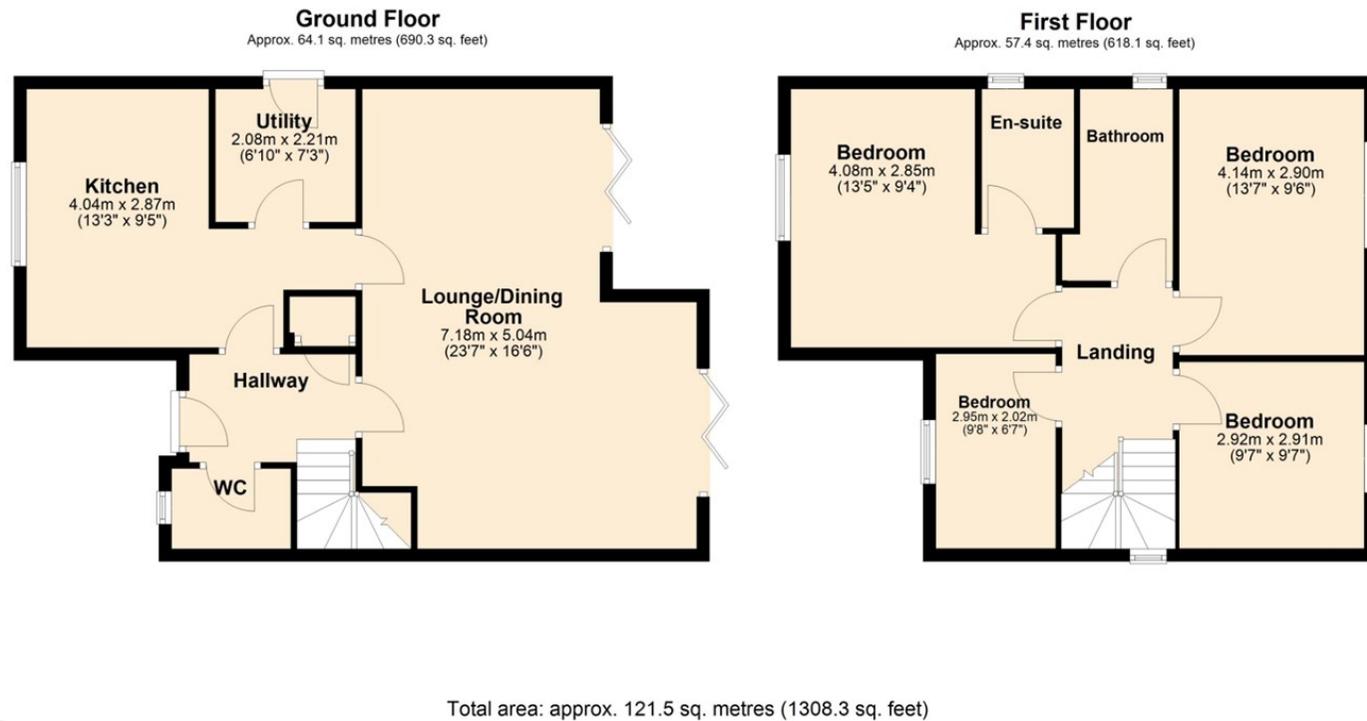
The first floor provides four well proportioned bedrooms and a modern family bathroom. The principal bedroom is a bright and spacious room with ample space for wardrobes and benefits from its own en-suite shower room, fitted with a contemporary suite including a shower enclosure, wash hand basin and low level WC. The remaining three bedrooms are all well sized and offer versatile accommodation, ideal for family living, guest rooms or a home office. The family bathroom is fitted with a modern white suite comprising panelled bath with shower over, wash hand basin and low level WC, complemented by stylish tiling and natural light from a window, creating a practical and comfortable space.

The property is set back from the road with a neat front lawn and driveway providing ample off road parking, leading to a detached double garage with twin doors, power, lighting and useful loft storage. The rear garden is well maintained, featuring a patio seating area, lawn and mature planting. A stylish covered decking area with seating and space for a hot tub creates an excellent outdoor entertaining area, all enclosed by established hedging for a good degree of privacy.





# 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 marketing 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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