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Bretton Close, Duston, Northampton, NN5 6QB

£270,000 - Offers Over Semi-Detached

3 2 1



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston
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Property Summary

Jackson Grundy are delighted to welcome to the market this extended three bedroom bungalow with attic conversion in this popular location within Duston. Consisting of entrance hall, kitchen/dining room, lounge, two bedrooms and a four piece bathroom to the ground floor.

Features & Utilities

- ✓ No Chain
- ✓ Three Bedroom Semi Detached Property
- ✓ Ensuite to Master Bedroom
- ✓ Garage & Off Road Parking
- ✓ Gas Central Heating
- ✓ Four Piece Downstairs Bathroom



Property Overview

Jackson Grundy are delighted to welcome to the market this extended three bedroom bungalow with attic conversion in this popular location within Duston. Consisting of entrance hall, kitchen/dining room, lounge, two bedrooms and a four piece bathroom to the ground floor. Upstairs, there is a further double bedroom with Velux window and an ensuite shower room. Further benefits include ample parking, single garage and a low maintenance rear garden. EPC Rating: D. Council Tax Band: B

ENTRANCE HALL

Enter via front door. Two radiators. Karndean flooring. Storage cupboard.

LOUNGE 3.89m x 2.87m (12'9" x 9'5")

UPVC double glazed French doors to rear garden. Radiator. Coving to ceiling.

KITCHEN/DINING ROOM 5.13m x 2.24m (16'10" x 7'4")

Double glazed window to rear elevation. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating composite sink unit with mixer tap over. Built in oven, grill and hob with extractor over. Integrated refrigerator. Wood effect flooring.

BEDROOM TWO 3.86m x 3.05m (12'8" x 10'0")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 3.40m x 2.31m (11'2" x 7'7")

Double glazed window to front elevation. Radiator.

BATHROOM/WET ROOM 4.19m x 1.73m (13'9" x 5'8")

Obscure double glazed window to side elevation. Suite comprising low level WC, pedestal wash hand basin, Jacuzzi bath with mixer shower over, and further shower area with tiled splash back areas and tiled flooring. Suitable for disabled use.

FIRST FLOOR LANDING

Velux window to front elevation. Storage cupboards. Door to: –

BEDROOM ONE 3.61m x 3.38m (11'10" x 11'1")

Velux window to rear elevation. Radiator. Built in storage. Eaves storage.

ENSUITE 1.85m x 1.37m (6'1" x 4'6")

Suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Tiled splash back areas. Tiled flooring. Extractor.

OUTSIDE

FRONT GARDEN

Shingled frontage enclosed by low level brick walling. Shrub borders. Driveway providing off road parking and leading to the garage.

GARAGE

With up and over door. Side door. Plumbing for a washing machine. Power and light connected.

REAR GARDEN

South facing garden with decking area leading off from the lounge and kitchen/dining room. Shingled area. Enclosed by panelled fencing. Space for a shed.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

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

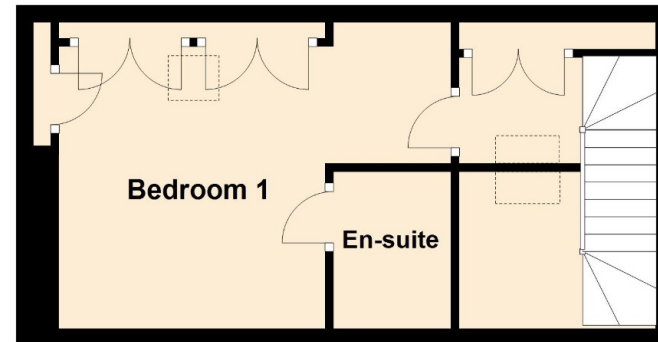
Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.0 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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