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Brockwood Close, Duston, Northampton, NN5 6LT

£340,000 Detached

3 2 1



**Platinum Trusted
Service Award**
Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston
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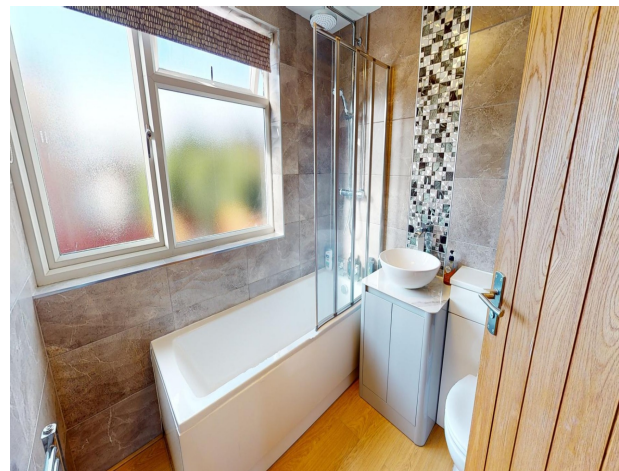


Property Summary

A well presented three bedroom detached property in this popular location within Duston.

Features & Utilities

- ✓ No Chain
- ✓ Well Presented
- ✓ Three Bedrooms
- ✓ Detached
- ✓ Garage
- ✓ Extended
- ✓ Popular Location
- ✓ Off Road Parking



Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached property in this popular location within Duston. The accommodation comprises entrance lobby, hallway, WC, kitchen dining room, extended dual aspect lounge, dining room extension off the kitchen and single garage. Upstairs there are three bedrooms and a modern bathroom. Further benefits include landscaped rear garden, ample front parking for four vehicles, double glazing and gas central heating. EPC Rating: C. Council Tax Band: C

PORCH

Composite front door. Fitted mat. Double glazed window to exterior side. Wood double glazed inner door to hall.

HALL

Tiled floor. Radiator. Understairs cupboard. Wood doors throughout.

WC 1.22m x 1.19m (4'0 x 3'11)

WC and hand wash basin in vanity unit. Mixer tap. Radiator. Fully tiled floor.

LOUNGE 8.51m x 3.07m (27'11 x 10'1) Max

Extended to front. uPVC double glazed window to front elevation with radiator under. Stone fireplace and surround. Radiator to rear. uPVC double glazed sliding patio door to rear elevation. Wooden flooring.

KITCHEN/DINING ROOM 2.90m x 2.39m (9'6 x 7'10)

uPVC double glazed window to rear elevation. Wall and base level mounted units. One and a half stainless steel sink and drainer with mixer tap. Integrated oven with hob and grill. Integrated fridge, washing machine and dishwasher. Arch to dining room. Tiled floor and walls.

DINING ROOM 4.52m x 2.39m (14'10 x 7'10)

uPVC double glazed window to rear elevation. Skylight. Radiator. Tiled floor. Door to garage.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Loft access (ladder, boarded and lighting). Combination boiler (6 Years old).

BEDROOM ONE 3.58m x 3.18m (11'9 x 10'5)

uPVC double glazed window to front elevation. Radiator.

BEDROOM TWO 3.02m x 3.43m (9'11 x 11'3)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.74m x 2.36m (9' x 7'9)

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

BATHROOM 2.69m x 2.34m (8'10 x 7'8)

Frosted uPVC double glazed window to rear elevation. Panelled bath with mixer shower over and separate attachment. WC and corner wash hand basin in vanity unit. Heated towel rail. Splash back tiling. Wood effect floor.

OUTSIDE

FRONT GARDEN

Off road parking for four vehicles. Mature tree and shrubbery to front.

REAR GARDEN

Enclosed by a panelled fence. Landscaped garden. Patio area and stoned borders. Further patio area to rear under pergola. Side access with gate. Side wooden storage.

GARAGE 4.88m x 2.57m (16'0 x 8'5)

Up and over door. Power and light.

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).

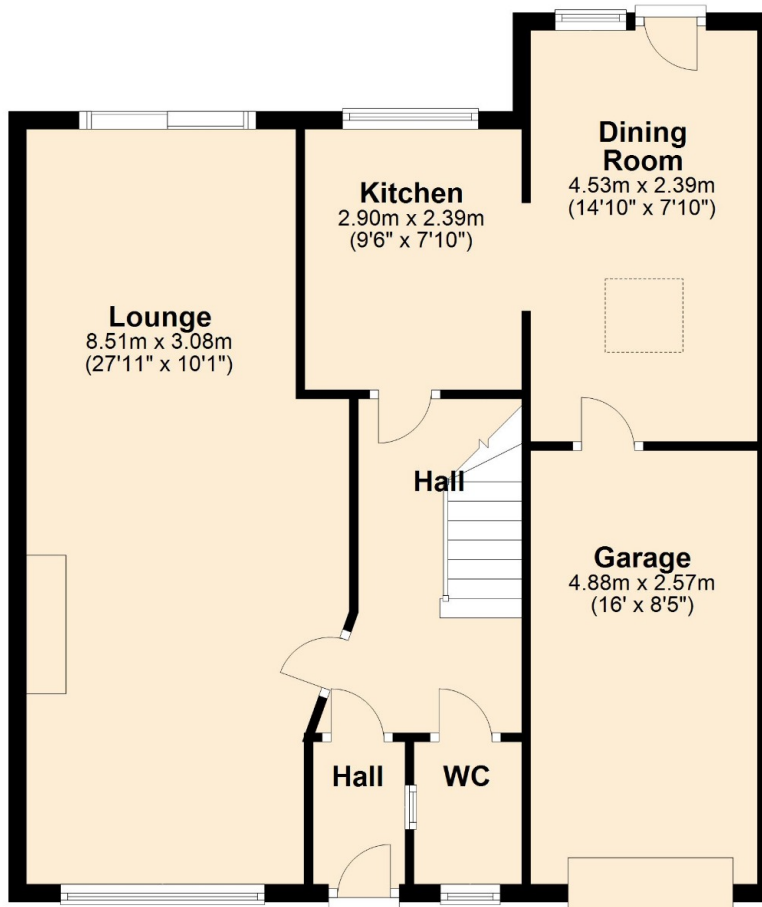
AGENTS NOTES

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

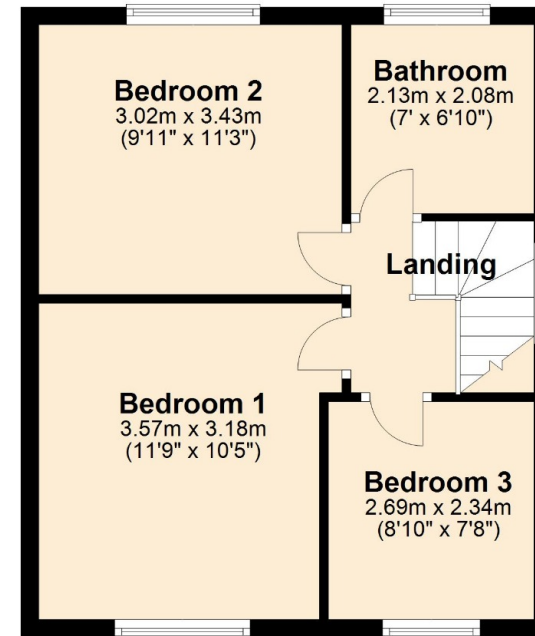
Ground Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 110.7 sq. metres (1192.0 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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