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Corran Close, Duston, NN5 7AL

£415,000 Detached

4 2 2



**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 four bedroom detached home in this highly desirable cul-de-sac location.

Features & Utilities

- ✓ Four Bedroom Detached
- ✓ En-Suite
- ✓ Highly Desirable Cul-De-Sac
- ✓ Downstairs WC
- ✓ Private Garden
- ✓ Kitchen/Dining Room



Property Overview

Jackson Grundy are delighted to welcome to the market this four bedroom detached home in this highly desirable cul-de-sac location. The accommodation comprises entrance hall, WC, kitchen/dining room, lounge, converted garage to utility room and storage. Upstairs there are four bedrooms and a family shower room, the main bedroom benefits from a en-suite shower room. Further benefits include gas central heating and double glazing. EPC Rating: TBC. Council Tax Band: E

HALL

Double glazed entrance door. Stairs rising to first floor landing. Doors to:

WC

Obscure double glazed window to front elevation. Heated towel rail. Suite comprising WC and hand wash basin with mixer tap. Splash back tiling.

UTILITY ROOM/CONVERTED GARAGE 3.04m x 2.34m (9'11" x 7'8")

Double glazed door to side elevation. Partition to create utility space. Space for appliances. Door to rear storage.

DINING ROOM 3.17m x 3.41m (10'4" x 11'2")

Double glazed window to front elevation. Radiator. Coving. Double doors to kitchen.

KITCHEN 3.63m x 3.02m (11'10" x 9'10")

uPVC double glazed window to rear elevation with double glazed door to side elevation. Wall and base units. One and a half stainless steel sink with mixer tap. Integral hob and oven with extractor over. Splash back tiling. Breakfast bar.

LOUNGE 3.56m x 5.01m (11'8" x 16'5")

Double glazed French doors with inset windows to rear elevation. Radiator. Coving. Feature fireplace and surround.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 3.09m x 4.54m (10'1" x 14'10")

Two double glazed windows to front elevation. Radiator. Built-in wardrobe. Coving. Door to en-suite.

EN-SUITE

Double glazed window to side elevation. Suite comprising WC, hand wash basin in vanity unit and walk-in shower cubicle. Splash back tiling. Radiator.

BEDROOM TWO 3.09m x 2.57m (10'1" x 8'5")

Two double glazed windows to rear elevation. Radiator. Coving.

BEDROOM THREE 2.06m x 2.76m (6'9" x 9')

Double glazed window to front elevation. Radiator. Coving. Built-in wardrobe.

BEDROOM FOUR 3.67m x 2.57m (12' x 8'5")

Double glazed window to rear elevation. Radiator.

SHOWER ROOM

Obscure double glazed window to rear elevation. Suite comprising WC, hand wash basin and shower cubicle. Splash back tiling.

OUTSIDE

FRONT GARDEN

Low maintenance front with block paved parking for two vehicles. Side gate. Stoned frontage with decorative planting.

REAR GARDEN

Enclosed by panelled fencing. Patio and lawn to top. Space for greenhouse and shed. Further seating areas with planting around.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached
Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band E
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating
Parking – Off-street
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

AGENTS NOTES

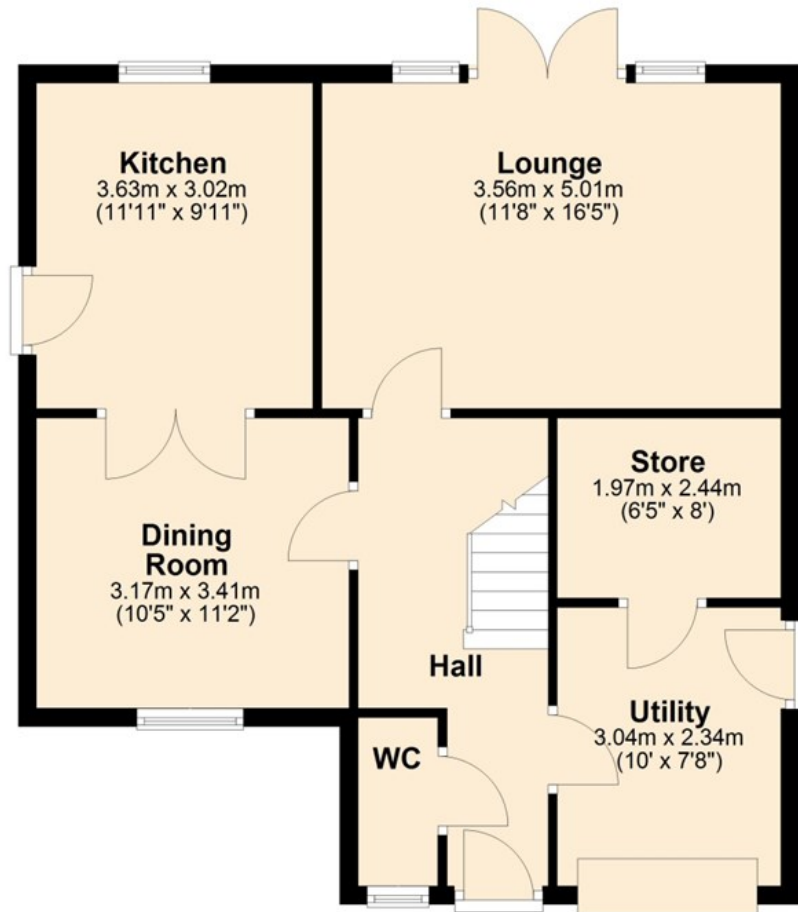
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

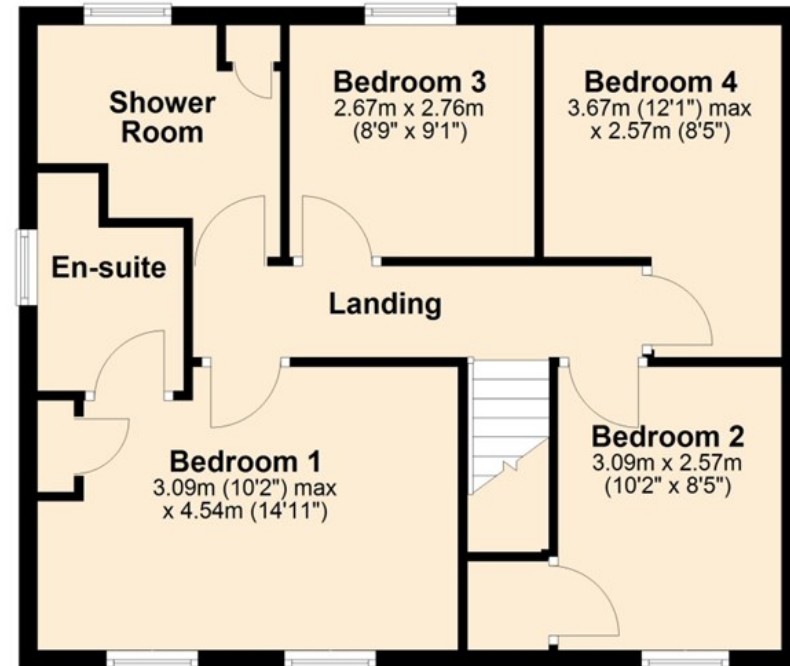
Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 120.2 sq. metres (1293.3 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.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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