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Cotswold Avenue, Duston, NN5 6DP

£343,000 Detached

3 1 2



**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

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached property on this popular location in Duston.

Features & Utilities

- ✓ Well Presented
- ✓ Three Bedroom Detached
- ✓ Off Road Parking for Two Vehicles
- ✓ Kitchen/Dining Road
- ✓ Family Room/Play Room
- ✓ Downstairs WC
- ✓ Four Piece Refitted Bathroom Suite
- ✓ Gas Central Heating & Double Glazing
- ✓ Large Loft Space

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached property on this popular location in Duston. Consisting of entrance hall, bay fronted lounge, kitchen/dining room, WC and family room/playroom. Upstairs there are three bedrooms and a modern refitted four piece bathroom. Further benefits include off road parking, partial garage storage, gas central heating and uPVC double glazing. EPC Rating: D. Council Tax Band: C.

ENTRANCE HALL

Composite front door with inset double glazed window to front elevation. Spot lights. Coving. Radiator. Understairs cupboard. Wood effect flooring.

WC

Elevated wash hand basin with mixer tap and tiled splash backs. WC. Tiled floor. Wall light.

KITCHEN/DINING ROOM 3.06m x 5.90m (10'0" x 19'4")

uPVC double glazed window and French doors with inset glass to rear elevation. Radiator. One and a half stainless steel sink with mixer tap. Base level units. Integrated dishwasher. Induction hob. Integrated oven and grill. Spotlights. Tiled floor and splash backs. Door to playroom:

PLAYROOM 5.55m x 2.25m (18'3" x 7'5")

Obscure uPVC double glazed window and door. Radiator. Plumbing for washing machine. Wood effect flooring. Coving. Spotlights.

LOUNGE 4.24m x 3.81m (13'11" x 12'6")

uPVC double glazed bay window to front elevation. Radiator. Feature fireplace and surround.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Coving. Loft access to loft area currently used as a lounge. Scope to convert subject to necessary planning.

BEDROOM ONE 4.23m x 3.45m (13'11" x 11'4")

uPVC double glazed bay window to front elevation. Radiator. Spotlights. Coving.

BEDROOM TWO 3.06m x 3.44m (10'0" x 11'3")

uPVC double glazed window to rear elevation. Radiator. Coving.

BEDROOM THREE 2.73m x 2.35m (8'11" x 7'9")

uPVC double glazed window to front elevation. Radiator. Built in wardrobe over stair bulk. Coving. Wall light.

BATHROOM 2.48m x 2.36m (8'2" x 7'9")

Obscure uPVC double glazed window to rear elevation. Suite comprising double ended central bath, WC, elevated wash hand basin with mixer tap and corner shower cubicle with tiled splash backs. Heated towel rail. Wood effect flooring. Extractor. Spotlights.

OUTSIDE

FRONT GARDEN

Off road parking for two vehicles. Landscaped with retaining wall.

REAR GARDEN

Enclosed panel fencing. Patio. Laid to lawn. Borders to side and rear. Outside tap. Side gated access. Garden is southerly facing.

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 C

EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

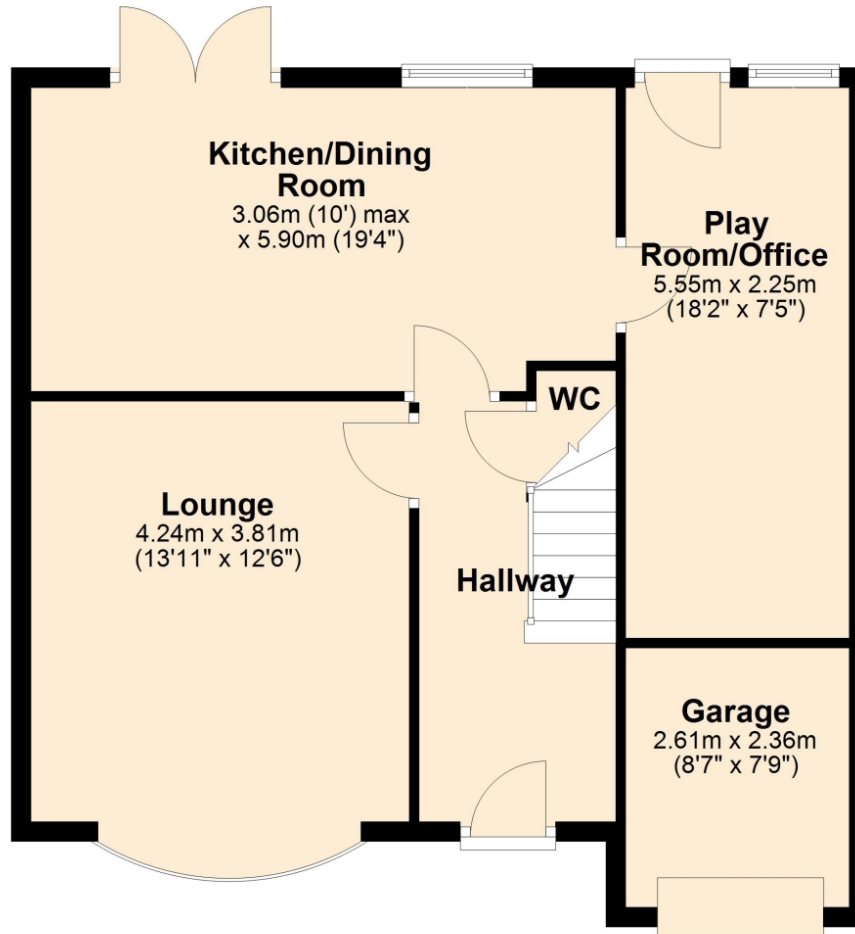
AGENTS NOTES

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

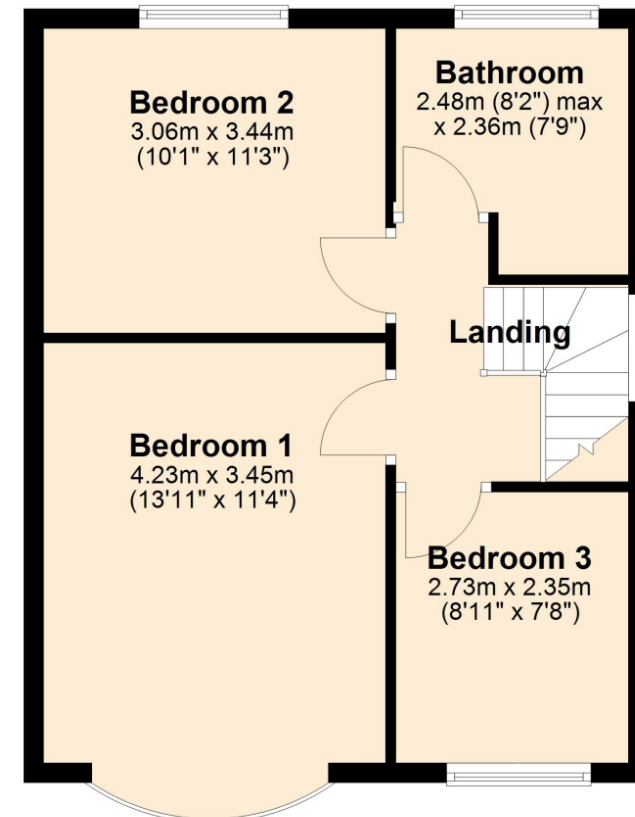
Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 107.3 sq. metres (1154.9 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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