



www.jacksongrundy.com

Martel Close, Duston, NN5 6HA

£349,995 Detached

4 1 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 welcome to the market this wellpresented home offering comfortable and versatile living. The property features a bright and welcoming entrance hall, a spacious lounge ideal for relaxing or entertaining, and a fitted kitchen with ample storage and worktopspace.

Features & Utilities

- ✓ No Chain
- ✓ Four Bedroom Detached
- ✓ Re-fitted Downstairs WC
- ✓ Garage & Parking
- ✓ Cul-De-Sac Location
- ✓ Re-fitted Shower Room
- ✓ Popular Location
- ✓ Double Glazing & Gas Radiator Heating

Property Overview

The ground floor offers well balanced and versatile living space, ideal for family life. A spacious lounge is positioned to the front, filled with natural light from the large window and providing ample room for seating. To the rear, a separate dining room overlooks the garden and is perfect for entertaining. The fitted kitchen is well arranged with good storage and worktop space, with a door leading directly to the garden. Completing the ground floor is a modern cloakroom/WC and welcoming entrance hallway.

The first floor offers well proportioned accommodation, ideal for family living. There are four bedrooms comprising two generous doubles and a two further bedrooms, all enjoying pleasant outlooks and ample space for furnishings. The principal bedroom benefits from fitted storage, while the remaining rooms are versatile for guests or home working. Completing the floor is a modern shower room, fitted with a walk in shower, wash basin and WC, finished in neutral tiling and enhanced by natural light from a window.

The property enjoys an attractive frontage set within a quiet residential close, with a neat lawn, established shrubs and a pathway to the entrance, alongside a driveway leading to a single garage. To the rear is a private, enclosed garden featuring a well maintained lawn, paved patio seating area and mature planting. Secure brick and fenced boundaries provide privacy, making the garden ideal for relaxing, entertaining or family use.

EPC Rating: TBC. Council Tax Band: D

GROUND FLOOR

HALLWAY

DOWNSTAIRS WC

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

Electricity Supply – Mains

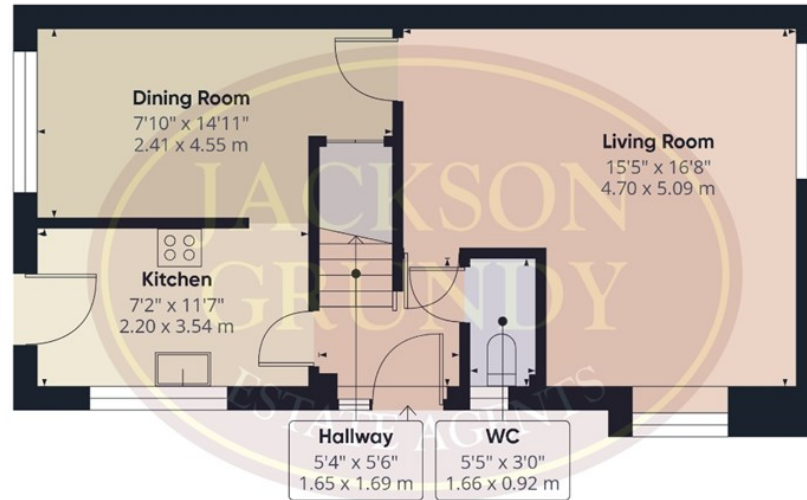
Gas Supply – Mains

Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – 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

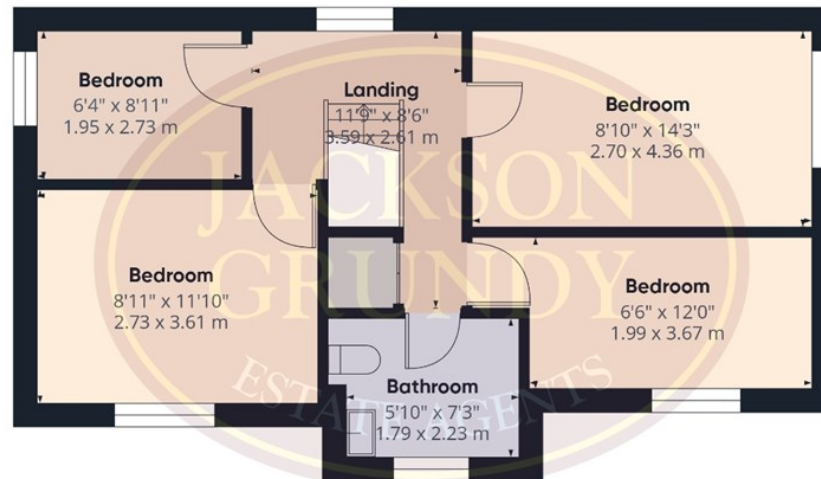
AGENTS NOTES

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.

Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

977 ft²

90.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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