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Northfield Road, Duston, NN5 6SP

£330,000 Semi-Detached

3 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 are delighted to offer to the market this extended, well presented, three bedroom mature semi detached property, which has been lovingly looked after by the current owners.

Features & Utilities

- ✓ Very Well Presented
- ✓ Extended Mature Semi Detached
- ✓ Attractive Kitchen With Integrated Appliances
- ✓ Utility Room
- ✓ Ground Floor WC
- ✓ Large Rear Garden
- ✓ Viewing Recommended



Property Overview

Jackson Grundy are delighted to offer to the market this extended, well presented, three bedroom mature semi detached property, which has been lovingly looked after by the current owners. The ground floor accommodation offers versatile living and includes a spacious entrance hallway, lounge with multi fuel log burner and French doors and a light and airy attractive fitted kitchen with integrated appliances. There is also a utility room and a ground floor cloakroom. The dining/family room boasts bi-folding doors which open onto the rear garden. There is also a further entrance hallway leading from here, with its own front door and storage room. On the first floor, are three bedrooms and a four piece bathroom suite. Externally, the generously sized rear garden features both a paved patio and lawn area, with gated side access. To the front of the property, the driveway offers off road parking for several vehicles. A viewing is highly recommended to fully appreciate this property. EPC Rating: C. Council Tax Band: B

HALLWAY

Entered via wood effect uPVC double glazed door. uPVC windows to front elevation with fitted blinds. Staircase to first floor landing. Understairs cupboard. Radiator. Recessed spotlights to ceiling. Door to:

LOUNGE 3.45m x 4.79m (11'3" x 15'8")

uPVC double glazed French doors with side panels to rear garden with made to measure fitted blinds. Radiator. Multi fuel log burner. Recessed spotlights to ceiling. Coving. Door to:

KITCHEN 3.79m x 4.00m (12'5" x 13'1")

uPVC double glazed windows to side and front elevations. Radiator. A range of high gloss wall and base units with roll top work surfaces. Integrated dishwasher, fridge/freezer, oven, microwave, hob and extractor over. Tiled floor. Recessed spotlights to ceiling. Sink and drainer with water softener. Inner hallway to WC, utility and dining/family room.

WC

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising WC and basin combined with concealed cistern.

UTILITY

uPVC obscure double glazed window to side elevation. Wall mounted Worcester combination boiler. Plumbing for washing machine and tumble dryer. Work surface over.

DINING/FAMILY ROOM 2.96m x 4.60m (9'8" x 15'1")

Bi-folding uPVC doors leading into rear garden. Velux windows to rear elevation. Radiator. Door to:

SIDE ENTRANCE

uPVC wood effect door to front elevation with side window. Radiator. Storage cupboard.

UTILITY/STORAGE

Velux window to rear elevation.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 2.81m x 3.86m (9'2" x 12'7")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

BEDROOM TWO 3.46m x 3.27m (11'4" x 10'8")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.54m x 2.95m (8'4" x 9'8")

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

BATHROOM 1.44m x 4.44m (4'8" x 14'6")

Dual uPVC obscure double glazed windows to front elevation. Heated towel rail. A white, four piece suite comprising P shaped panelled bath with electric Mira shower over and glass screen and mixer tap, double width walk in shower cubicle with glass screen, large rain effect shower head and hand held shower head, wash hand basin with mixer tap and storage under and dual flush WC. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Paved driveway and gravelled parking area. Flower and shrub borders. External tap.

REAR GARDEN

Enclosed rear garden. Extended patio area. Retaining wall with sleepers. Large lawned area. Timber shed and further storage shed. Gated side access. External lighting and power points.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – C

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

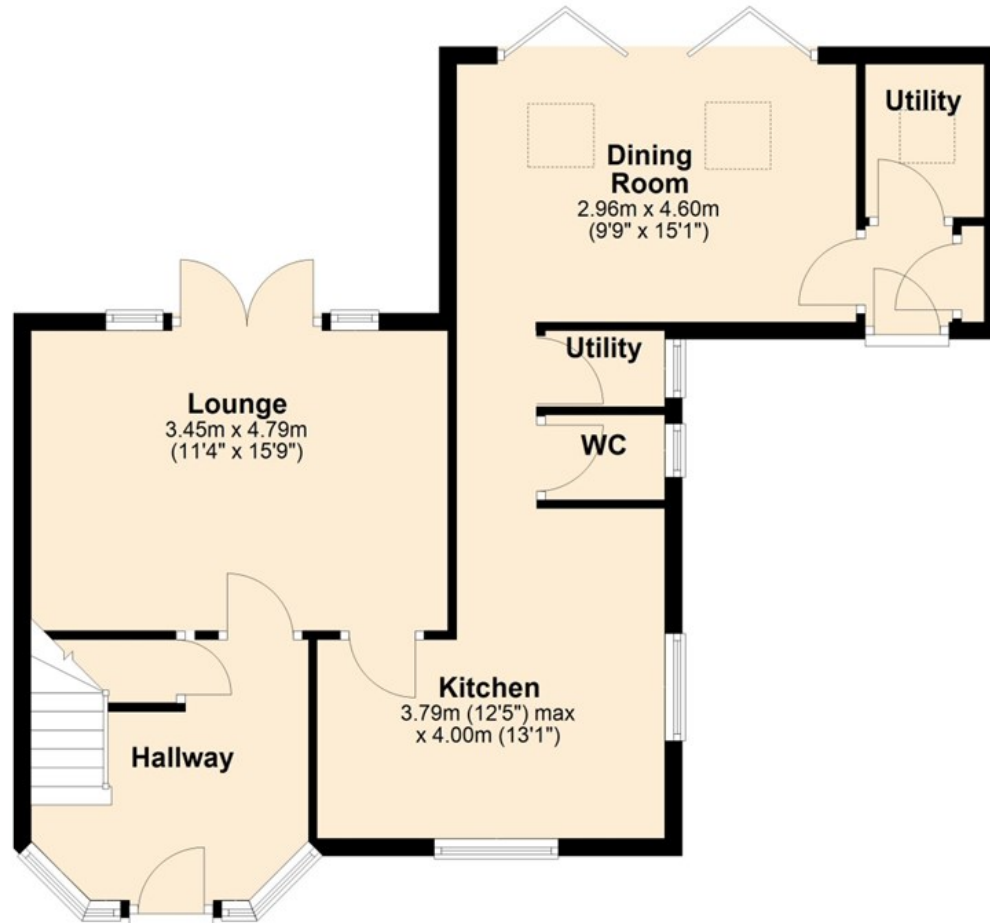
AGENTS NOTES

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

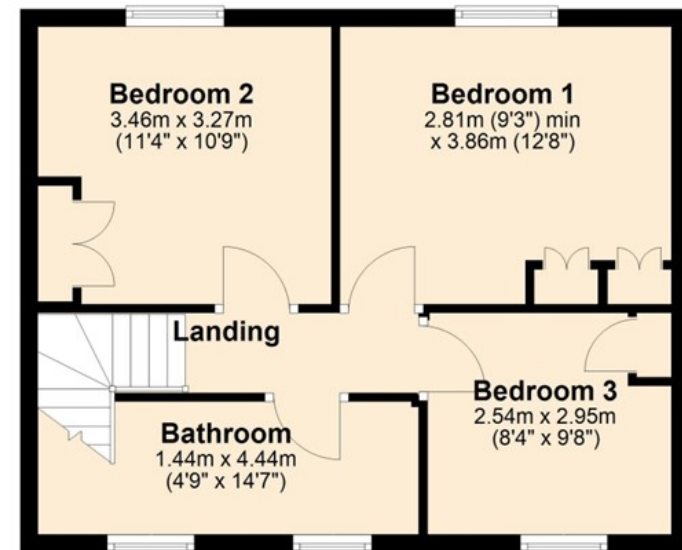
Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 104.2 sq. metres (1121.9 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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