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# Orchard Way, Duston, NN5 6HG

£315,000 Bungalow

2 1 2



**Platinum Trusted Service Award**

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Department: Sales

Tenure: Freehold

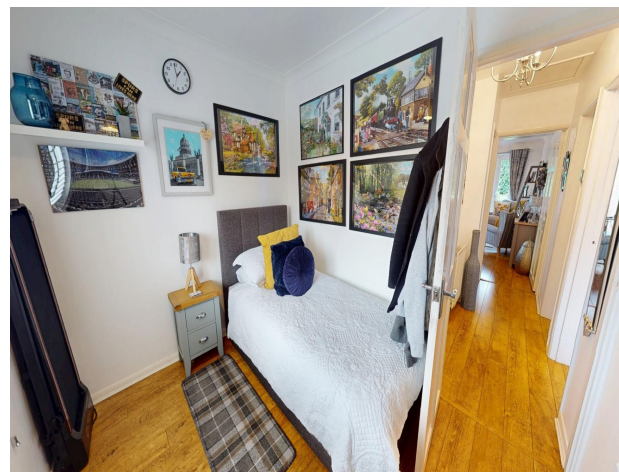


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## Property Summary

Jackson Grundy are delighted to welcome to the market this immaculately presented and extended two bedroom semi-detached bungalow in this desirable area of Duston Village.

## Features & Utilities

- ✓ Immaculate
- ✓ Two Bedroom Semi-Detached
- ✓ Extended at Rear
- ✓ Lounge/Dining Room
- ✓ Second Sitting Room
- ✓ Refitted Shower Room
- ✓ Desirable Village Location

# Property Overview

Jackson Grundy are delighted to welcome to the market this immaculately presented and extended two bedroom semi-detached bungalow in this desirable area of Duston Village. Consisting of storm porch entry, hallway, refitted shower room, bay fronted sitting room, two bedrooms, at the rear is the extended lounge/dining room with French doors and off this is the modern refitted kitchen/breakfast room. Further benefits include gas central heating, uPVC double glazing, off-road parking and private garden. EPC Rating: TBC. Council Tax Band: B.

## STORM PORCH

uPVC double glazed front door with inset stained windows. Tiled floor.

## ENTRANCE HALL

Wooden door. Radiator. Loft ladder and lighting in loft space. Doors adjoining.

## SHOWER ROOM 1.67m x 1.69m (5'6 x 5'6)

uPVC double glazed window to side elevation. Heater. WC. Ceramic wash hand basin with mixer tap in a vanity unit. Shower cubicle with screen doors and electric shower over. Tiled splashback. Tiled floor.

## BEDROOM ONE 3.86m x 3.18m (12'8 x 10'5)

uPVC double glazed window to front elevation. Built in wardrobe. Wood effect flooring.

## BEDROOM TWO 2.29m x 2.91m (7'6 x 9'6)

uPVC double glazed window to rear elevation. Radiator. Coving. Wood effect flooring. Shutters to windows.

## LOUNGE 3.59m max x 3.18m (11'9 x 10'5)

uPVC double glazed bay window to front elevation. Fitted shutters. Radiator. Chimney breasts. Wood effect floor. Coving.

## LOUNGE/DINING 5.53m x 2.88m (18'2 x 9'5)

uPVC double glazed window to side elevation and French doors to garden. Radiator. Feature fireplace with surround (not working fireplace). Coving. Door to kitchen/breakfast room.

### **KITCHEN/BREAKFAST ROOM 3.76m max x 2.95m (12'4 x 9'8)**

Dual aspect double glazed window to front and rear elevation. Door to garden. Ceramic belfast style sink with mixer tap. Hob with oven and grill. Extractor over. Tiled splashback. Integrated dishwasher, fridge freezer and washing machine. Wall mounted combination boiler.

### **OUTSIDE**

#### **REAR**

Enclosed panel fencing. Patio. Slightly raised lawned area. Mature hedged border at rear. Side access. Shed.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

### 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. 66.0 sq. metres (710.9 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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