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# Ryeland Way, Duston, NN5 6QQ

£294,000 Detached

3 2 1



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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)







## Property Summary

Jackson Grundy are delighted to welcome to the market this superbly presented three bedroom detached property in this cul-de-sac location.

## Features & Utilities

- ✓ No Chain
- ✓ Immaculate Condition
- ✓ Garage
- ✓ En-Suite To Bedroom One
- ✓ Three Bedrooms
- ✓ Detached
- ✓ Cul-De-Sac Location
- ✓ Southerly Facing Garden

# Property Overview

Jackson Grundy are delighted to welcome to the market this superbly presented three bedroom detached property in this cul-de-sac location. The accommodation comprises entrance hall, WC, kitchen/dining room and lounge to the rear. Upstairs there are three good size bedrooms and a modern bathroom, the main bedroom also benefits from an en-suite shower room. Further benefits include double glazing, gas central heating, garage and offered with no onward chain. EPC Rating: C. Council Tax Band: C

## HALLWAY

Composite entrance door. Fitted mat. Radiator. Inner door. Door to:

## WC

Obscure double glazed window to front elevation. Radiator. Suite comprising WC and wash hand basin. Tiled splash back areas.

## KITCHEN/DINING ROOM 4.41m x 2.67m (14'5 x 8'9)

Double glazed window to front elevation. Wall and base units. One and a half bowl sink and drainer. Integrated dishwasher and washing machine. Space for fridge/freezer. Combination boiler in cupboard. Gas hob with extractor over and oven and grill. Under-stairs cupboard.

## LOUNGE 3.84m x 5.00m (12'7 x 16'5)

Double glazed French doors and window to rear elevation. Radiator.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.26m x 3.38m (10'8 x 11'1)

Double glazed window to front elevation. Radiator. Door to en-suite.

## EN-SUITE 3.26m x 3.38m (10'8 x 11'1)

Obscure double glazed window to front elevation. Heated towel rail. Suite comprising WC, corner shower cubicle and wash hand basin set in tiled work surface. Tiling to splash back areas. Tiled floor. Extractor.

### **BEDROOM TWO 3.29m x 2.67m (10'10 x 8'9)**

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 3.91m x 2.27m (12'10 x 7'5)**

Double glazed window to rear elevation. Radiator.

### **BATHROOM 1.70m x 3.00m (5'7 x 9'10)**

Obscure double glazed window to side elevation. Suite comprising panelled bath with mixer tap and shower attachment, WC and wash hand basin. Heated towel rail. Tiled floor. Tiling to splash back areas. Extractor.

### **OUTSIDE**

#### **FRONT GARDEN**

Path to front door. Hedge to front and small lawn.

#### **GARAGE**

Up and over door.

#### **REAR GARDEN**

Enclosed southerly facing garden. Patio. Raised lawn with sleepers, hedging and borders. Path to rear gate.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected



Sewage Supply – Mains Connected

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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

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

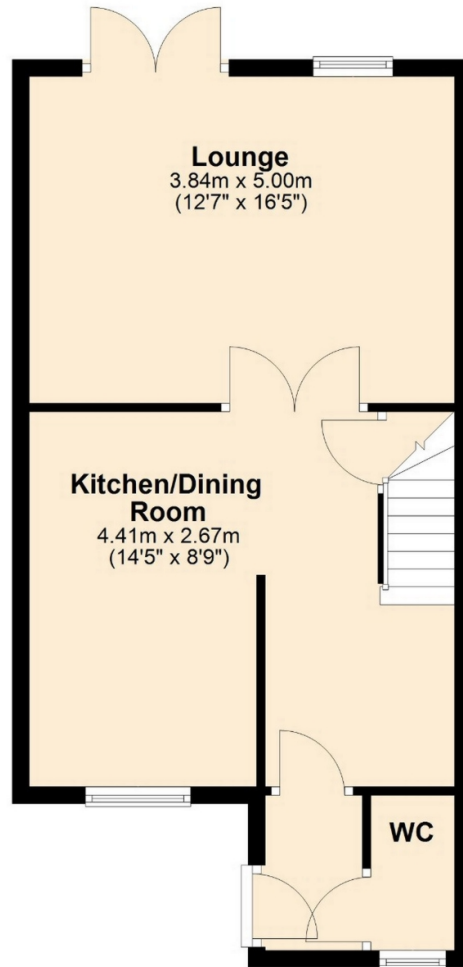
### AGENTS NOTES

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

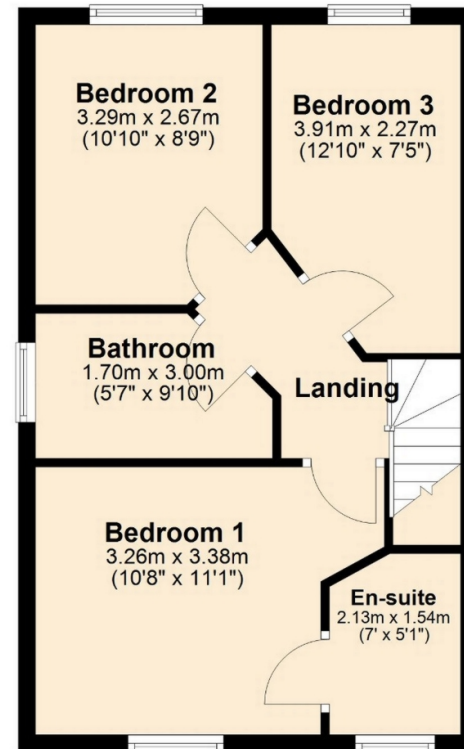
## Ground Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152