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Sam Harrison Way, Duston, NN5 6UN

£300,000 Semi-Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

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





Property Summary

Situated in a quiet residential cul-de-sac, this well presented modern home offers comfortable and versatile accommodation ideal for families, professionals, or those seeking a well connected yet peaceful location.

Features & Utilities

- ✓ No Chain
- ✓ Well Presented
- ✓ Three Bedroom Semi Detached Home
- ✓ Popular Location
- ✓ En-Suite
- ✓ Garage & Off Road Parking



Property Overview

Situated in a quiet residential cul-de-sac, this well presented modern home offers comfortable and versatile accommodation ideal for families, professionals, or those seeking a well connected yet peaceful location. The property is thoughtfully laid out, featuring a bright and welcoming living room with French doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The fitted kitchen provides ample storage and worktop space and is complemented by a convenient ground floor WC.

Upstairs, the property benefits from two well proportioned bedrooms, both served by a modern family bathroom, while the principal bedroom enjoys a calm and private outlook and en-suite. The home is neutrally decorated throughout, allowing buyers to move straight in and personalise with ease.

Externally, the property offers off road parking and a low maintenance rear garden. Ideally located for local amenities, schools, and transport links, this attractive home represents an excellent opportunity in a popular Northampton location.

EPC Rating: TBC. Council Tax Band: C.

GROUND FLOOR

HALLWAY

WC

LOUNGE

KITCHEN/DINING ROOM

FIRST FLOOR

LANDING

BEDROOM ONE

EN-SUITE

BATHROOM

BEDROOM TWO

BEDROOM THREE

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

MATERIAL INFORMATION

Type – Semi-Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Parking, Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Ask Agent
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

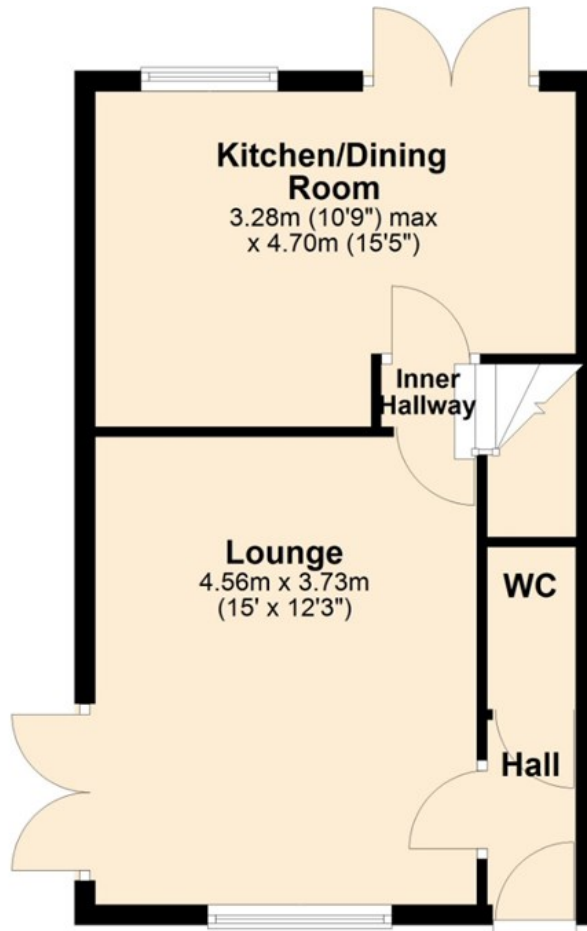
AGENTS NOTES

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

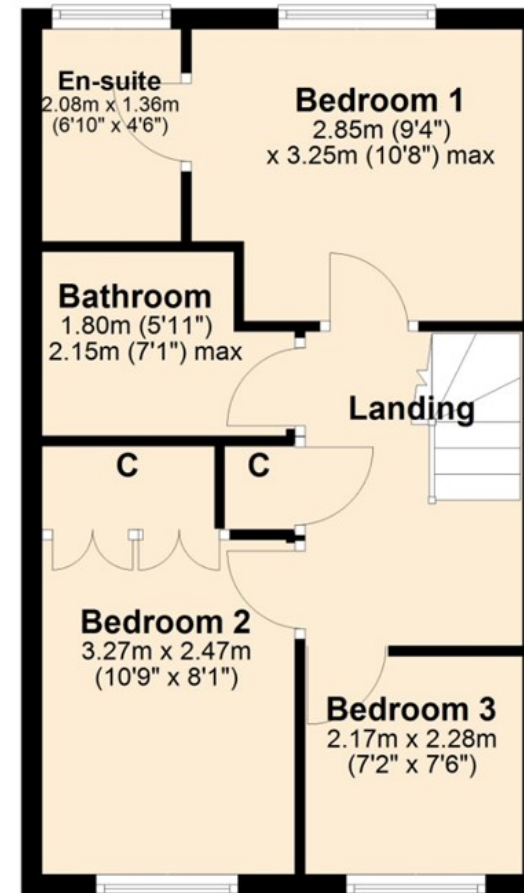
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 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.

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