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Stanfield Road, Duston, Northampton, NN5 6EZ

£400,000 Semi-Detached

4 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

Jackson Grundy are delighted to welcome to the market this impressive four bedroom bay fronted semi-detached property in the heart of Duston village.

Features & Utilities

- ✓ Immaculate Condition
- ✓ En-Suite Shower Room
- ✓ Ample Parking For 3 Cars
- ✓ Gas Radiator Heating & uPVC Double Glazing
- ✓ Four Bedrooms
- ✓ Dressing Room To Main Bedroom
- ✓ Open Kitchen/Diner
- ✓ Popular Duston Village Location

Property Overview

Jackson Grundy are delighted to welcome to the market this impressive four bedroom bay fronted semi-detached property in the heart of Duston village. The accommodation comprises entrance hall, modern open kitchen/dining room with granite worktops and built in corner dining area, separate utility room, W/c, front facing bay fronted lounge with oak sliding doors from the kitchen, bedroom four or family room. Upstairs there are three double bedrooms, the main bedroom benefits from walk in dressing room and an en-suite shower room, also off the landing is the family bathroom Boasting a high quality through out this stunning home must be viewed. EPC Rating: D. Council Tax Band: D

HALL

uPVC double glazed entrance door with arch and glazed internal windows. Herringbone wood flooring. Radiator. Stairs rising to first floor. Spotlights and led lighting. Doors to:

LOUNGE 4.12m x 3.79m (13'6 x 12'5)

uPVC double glazed bay window to front elevation. Herringbone wood flooring. Open chimney breast. Sliding doors to kitchen/dining room.

BEDROOM FOUR/STUDY 3.20m x 2.89m (10'6 x 9'6)

uPVC double glazed bay window front elevation. Radiator. Herringbone wood flooring. Coving.

KITCHEN/BREAKFAST ROOM 3.61m x 5.88m (11'10 x 19'3)

Kitchen Area: uPVC double glazed French doors with inset glazed windows to rear elevation. Wall and base units. Space for Rangemaster cooker. Integrated appliances. Quartz worktop. Ceramic sink with mixer tap. Herringbone wood flooring. Door to pantry cupboard.

Dining Area: New uPVC double glazed window to rear elevation. Bespoke built-in seating area with storage. Spotlights. Herringbone wood flooring.

UTILITY ROOM 2.30m x 2.89m (7'6 x 9'6)

Obscure glazed door to rear elevation. uPVC double glazed window to side elevation. Worktop and base units. Radiator. Herringbone wood flooring. Wall mounted boiler in cupboard. Space for washing machine and American style fridge/freezer. Door to WC.

WC

Double glazed window to rear elevation. Elevated hand wash basin with mixer tap and WC. Splash back tiling. Radiator. Extractor. Herringbone flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 4.43m x 2.89m (14'6 x 9'6)

uPVC double glazed window to front elevation. Radiator. Feature panelled wall. Door to en-suite. Small loft access. Arch to dressing room.

EN-SUITE

Obscure double glazed window to rear elevation. Radiator. Suite comprising pedestal hand wash basin with mixer tap, WC and spacious shower cubicle with sliding door and electric shower over. Coving. Extractor. Splash back tiling.

DRESSING AREA 2.79m x 2.24m (9'2 x 7'4)

uPVC double glazed window to front elevation. Radiator. Bespoke built-in wardrobes. Dressing table and wardrobes.

BEDROOM TWO 4.06m x 3.17m (13'4 x 10'5)

New uPVC double glazed bay window to front elevation. Radiator. built-in wardrobe.

BEDROOM THREE 3.63m x 3.57m (11'11 x 11'8)

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

BATHROOM

Obscure uPVC double glazed window to rear elevation. Suite comprising wash basin with mixer tap in vanity unit, WC and panelled bath with mixer tap and electric shower over. Fully tiled. Tiled floor. Heated towel rail.

OUTSIDE

FRONT GARDEN

Fully block paved frontage with off-road parking for three vehicles side-by-side. Gate to side garden.

REAR GARDEN

Enclosed by panelled fencing. Artificial lawn. Built in storage to corner. Tilde patio. Pergola housing hot tub. Slated access to side garden. Bin area.

SIDE GARDEN

Enclosed panel fencing. Large shed storage. Patio. Built in bar. Slate area. Gate to front parking.

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 – No

Primary Heating Type – Gas Radiators

Parking – Yes

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

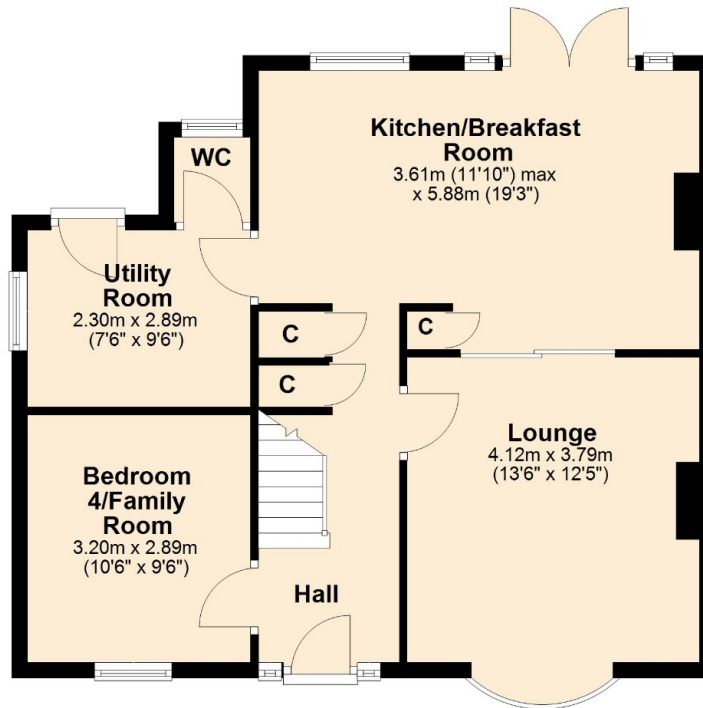
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as

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

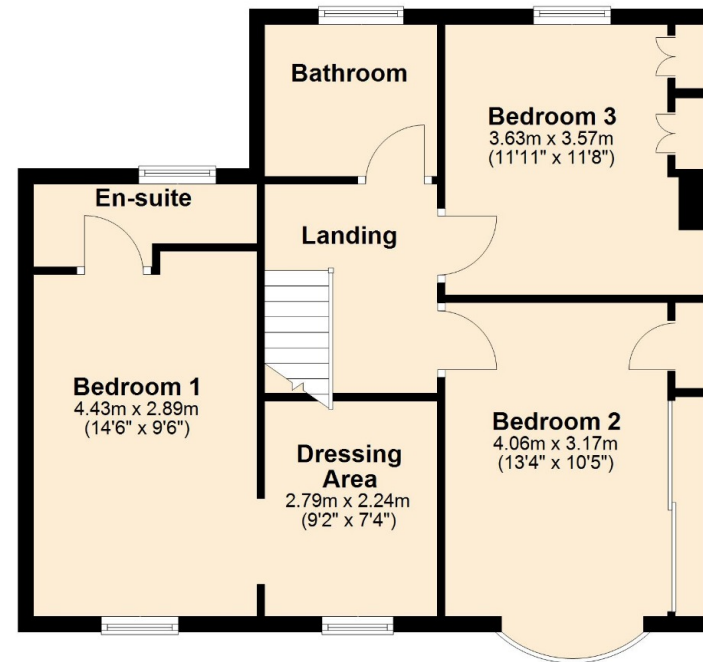
Ground Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 124.0 sq. metres (1334.9 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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