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# Sussex Close, Duston, Northampton, NN5 6ET

£350,000 Detached

3 1 1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Duston  
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## Property Summary

Jackson Grundy are pleased to welcome to the market this rarely available three bedroom detached in this enviable cul-de-sac location within the village area of Duston.

## Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Popular Village Location
- ✓ Cul-De-Sac
- ✓ South West Facing Garden
- ✓ Downstairs WC
- ✓ Double Bedrooms
- ✓ Private Rear Garden

# Property Overview

Jackson Grundy are pleased to welcome to the market this rarely available three bedroom detached in this enviable cul-de-sac location within the village area of Duston. The accommodation comprises entrance hall, dining room, kitchen, WC and lounge. Upstairs there are three double bedrooms and a refitted shower room. Further benefits include garage, off-road parking, south-west facing rear garden and the property is offered with no onward chain. EPC Rating: D. Council Tax Band: D

## HALLWAY

Wooden entrance door. Door to garage and door to rear elevation. Wood effect flooring. Door to:

## DINING ROOM 5.05m x 3.00m (16'7 x 9'10) Max

uPVC double glazed window to front elevation. Radiator. Staircase to first floor landing with storage under. Cupboard. Doors to:

## LOUNGE 3.96m x 5.51m (13'0 x 18'1)

Double glazed sliding doors and window to rear elevation. Two radiators. Coving. Stone fireplace.

## KITCHEN 3.25m x 2.39m (10'8 x 7'10)

uPVC double glazed window to front elevation. Wall and base units. Oven and grill with hob. Tiling to splash back areas. Breakfast bar. Space for appliances.

## WC

Wooden double glazed window to side elevation. Suite comprising low level WC and wash hand basin in vanity unit. Tiling to splash back areas.

## FIRST FLOOR LANDING

Access to loft space. Double glazed window to side elevation. Radiator. Doors to:

## BEDROOM ONE 3.18m x 5.56m (10'5 x 18'3)

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

### **BEDROOM TWO 2.97m x 2.80m (9'9 x 8'10)**

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 3.93m x 2.73m (12'11 x 9'0)**

Double glazed window to rear elevation. Radiator.

### **SHOWER ROOM**

Double glazed window to side elevation. Heated towel rail. Suite comprising pedestal wash hand basin with mixer tap, WC and walk in shower cubicle. Tiling to splash back areas. Tiled floor.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved off road parking. Lawn and hedging.

#### **GARAGE 5.22m x 2.67m (17'2 x 8'9)**

Roller door. Power and light.

#### **REAR GARDEN**

Enclosed rear garden. Lawn and patio. Mature borders and trees. South west facing.

### **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).

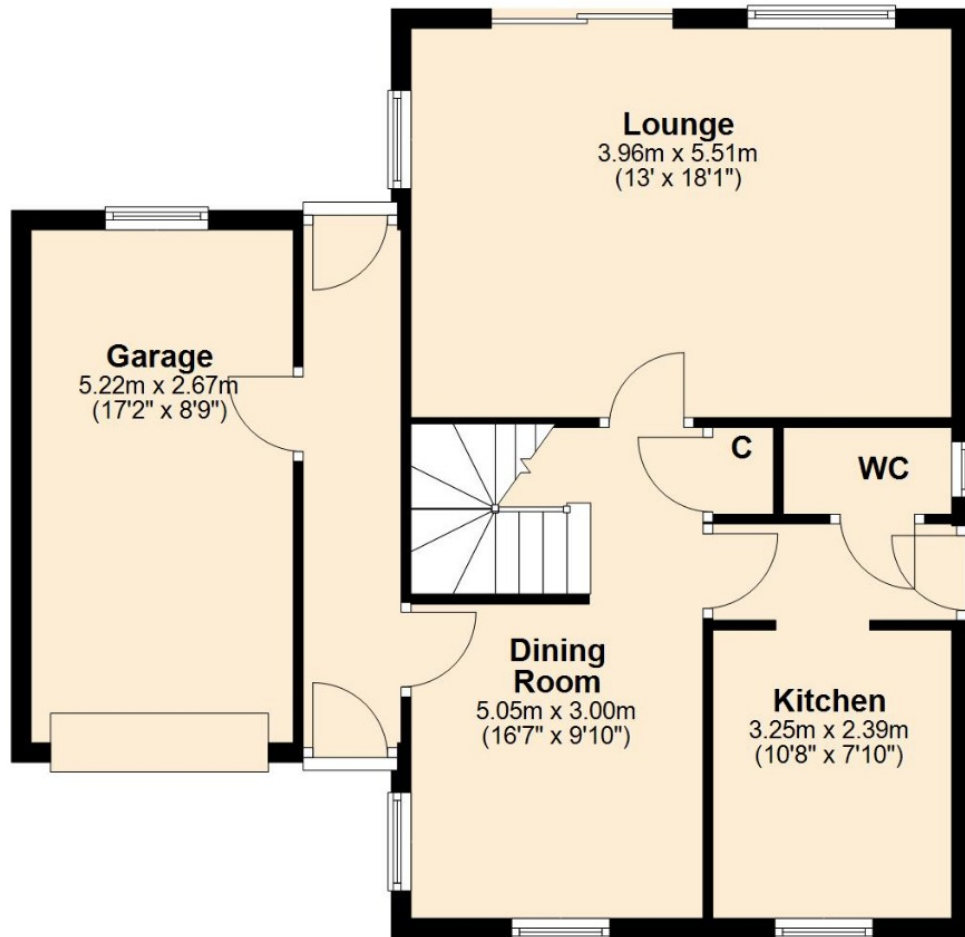
### AGENTS NOTES

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

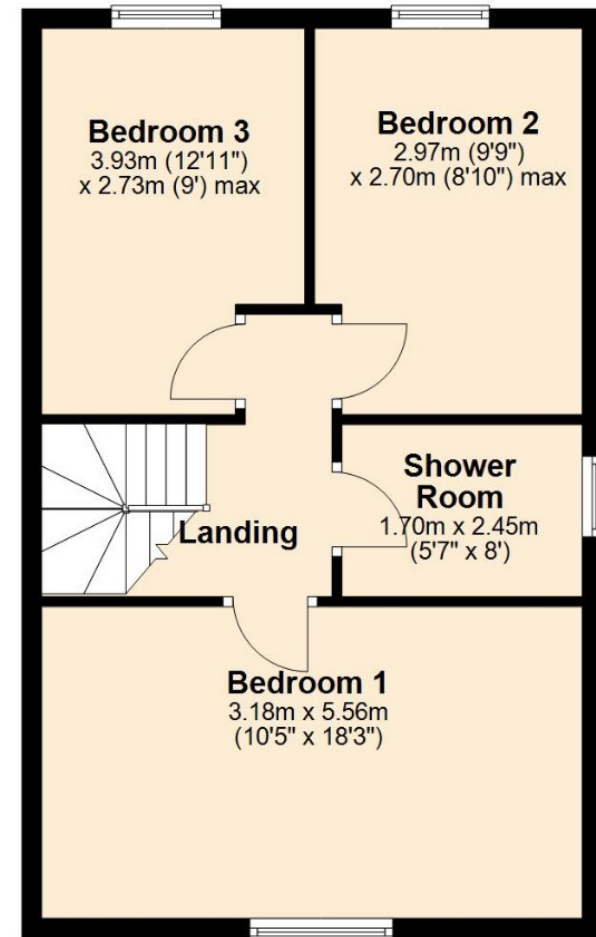
## Ground Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Total area: approx. 118.0 sq. metres (1270.1 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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