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Sussex Close, Duston, Northampton, NN5 6ET

£450,000 Detached

4 3 3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are pleased to welcome to the market this family home in this highly desirable cul-de-sac location within Duston. The accommodation comprises entrance hall, WC, kitchen/breakfast room to the front, lounge with conservatory off, and a large dining room to the rear.

Features & Utilities

- ✓ Kitchen/Breakfast Room
- ✓ Ample Off Road Parking
- ✓ Garage
- ✓ Separate Dining Room
- ✓ Four Piece Ensuite
- ✓ Popular Cul-De-Sac Location
- ✓ Downstairs Cloakroom/WC
- ✓ Private Rear Garden
- ✓ Gas Central Heating

Property Overview

Jackson Grundy are pleased to welcome to the market this family home in this highly desirable cul-de-sac location within Duston. The accommodation comprises entrance hall, WC, kitchen/breakfast room to the front, lounge with conservatory off, and a large dining room to the rear. Upstairs there are four bedrooms, the main bedroom benefitting from a four piece en-suite. There is also a four piece family bathroom. Further benefits include ample off road parking, garage, private rear garden and gas central heating. EPC: C. Council Tax Band: D.

ENTRANCE

Composite front door. Tiled floor. Door to garage. Door to hallway.

ENTRANCE HALL

Stairs rising to first floor landing. Tiled floor. Radiator. Understairs cupboard. Doors to adjacent rooms.

LOUNGE 5.54m x 3.91m (18'2 x 12'10)

uPVC double glazed French doors and windows to conservatory. Double doors to dining room. Gas fire with marble feature fireplace. Coving. Wood effect flooring. Radiator.

CLOAKROOM/WC

Frosted uPVC double glazed window to side elevation. Suite comprising hand wash basin in vanity unit with mixer tap and inset WC. Tiled splash backs. Tiled floor. Side door.

KITCHEN/BREAKFAST ROOM 5.44m x 2.11m (17'10 x 6'11)

Two uPVC double glazed windows to the front elevation. A range of wall and base level units with roll top work surfaces over. Composite one and a half sink with mixer tap. Gas hob, and oven with microwave below. Integrated fridge/freezer and dishwasher. Space for white goods. Tiled splash backs. Radiator. Wall mounted boiler (four years old) housed in cupboard.

CONSERVATORY 5.54m x 3.10m (18'2 x 10'2)

Low level brick wall. uPVC double glazed windows and doors. Wood effect flooring.

DINING ROOM 3.48m x 4.57m (11'5 x 15)

uPVC double glazed window to garden and window to conservatory. Coving. Radiator.

FIRST FLOOR LANDING

Loft access. Doors to adjacent rooms.

BEDROOM ONE 5.54m x 3.91m (18'2 x 12'10)

Two uPVC double glazed windows to rear elevation. Radiator. Built in wardrobe. Door to en-suite.

EN-SUITE 3.40m x 1.78m (11'2 x 5'10)

Frosted uPVC double glazed window to side elevation. Suite comprising roll top bath with mixer tap, WC, wash hand basin in vanity unit and walk in shower cubicle.

BEDROOM TWO 6.50m x 3.18m (21'4 maximum x 10'5)

Two uPVC double glazed window to front elevation. Radiator. Spotlights. Coving.

BEDROOM THREE 3.38m x 3.94m (11'1 x 12'11 maximum)

uPVC double glazed window to rear elevation. Radiator. Spotlights. Coving.

BEDROOM FOUR 2.72m x 2.08m (8'11 x 6'10)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Frosted uPVC double glazed window to side elevation. Suite comprising WC, wash hand basin in a vanity unit, panelled bath with mixer tap and shower cubicle. Heated towel rail. Tiles splash backs. Tiled floor. Spotlights.

OUTSIDE

FRONT GARDEN

Resin off road parking for four vehicles. Front hedging.

REAR GARDEN

Enclosed by a wood panelled fence. Patio. Seating area under pergola. Fenced and gated rear garden with steps to lawn. Mature borders.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

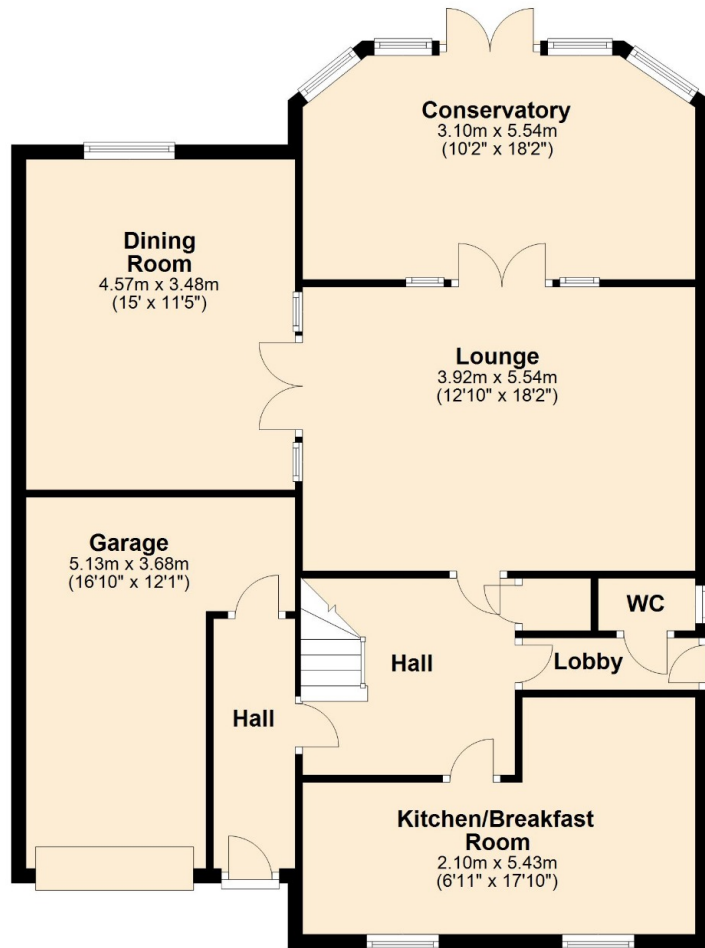
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as

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

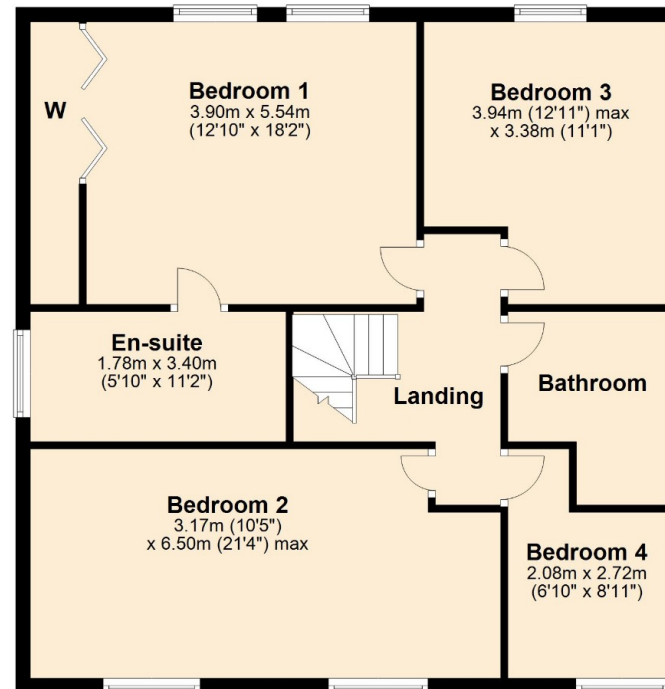
Ground Floor

Approx. 101.9 sq. metres (1097.0 sq. feet)



First Floor

Approx. 84.4 sq. metres (908.9 sq. feet)



Total area: approx. 186.4 sq. metres (2006.0 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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