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# Sycamore Road, Duston, NN5 6JS

£325,000 End of Terrace

3 1 1



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Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this unique and extended three bedroom end-of-terrace in the popular Sycamore Road area of Duston Village.

## Features & Utilities

- ✓ Unique Three Bedroom End of Terrace
- ✓ Popular Duston Location
- ✓ Four Storey
- ✓ Garage
- ✓ Cellar Converted
- ✓ Attic Room to Study
- ✓ Downstairs WC
- ✓ Four Piece Bathroom Suite

# Property Overview

Jackson Grundy are delighted to welcome to the market this unique and extended three bedroom end-of-terrace in the popular Sycamore Road area of Duston Village. Consisting of entrance hall, lounge/dining room, extended kitchen/dining room, WC, trap door into the snooker room and bar downstairs. The first floor has three bedrooms and a four piece family bathroom. The attic room accessed off the main bedroom, offers a perfect study or playroom with Velux window. Further benefits include garage, private garden, double glazing and the property is offered with no onward chain. EPC Rating: E Council Tax Band: B

## ENTRANCE

Glazed wooden front door. Radiator. Stairs to first floor. Door to lounge/dining room.

## LOUNGE/DINING ROOM 6.84m x 7.49m (22'5" x 24'7")

Two double glazed windows to front elevation. Two radiators. Chimney breast. Trap door to snooker room. Archway to kitchen/dining room.

## KITCHEN/DINING ROOM 4.16m x 4.45m (13'8" x 14'7")

Double glazed window to side elevation. Radiator. Wall mounted and base units. Gas hob. Stainless steel sink. Integrated oven, microwave and dishwasher. Tiled splashback. Tiled floor. Space for a washing machine. Combination boiler. Door to WC.

## WC

Two obscure double glazed windows to rear elevation. WC. Tiled floor.

## CELLAR/SNOOKER ROOM/BAR 5.90m x 4.46m (19'4" x 14'8")

Obscure double glazed window to front elevation. Radiator.

## LOFT ROOM/STUDY 3.44m x 4.12m (11'3" x 13'6")

Double glazed Velux style window to rear elevation. Radiator. Eaves storage. Stairs from bedroom one.

## LANDING

Doors adjoining. Radiator. Storage cupboard. Loft access.

### **BEDROOM ONE 3.35m x 4.42m (10'12" x 14'6")**

Double glazed windows to front and side elevation. Radiator. Built in wardrobe and dressing table. Stairs to loft room.

### **BEDROOM TWO 3.35m x 2.77m (10'12" x 9'1")**

Two double glazed windows to rear elevation. Two radiators. Wood effect flooring. Spotlights.

### **BEDROOM THREE 2.41m x 4.42m (7'11 x 14'6)**

Double glazed window to side elevation. Radiator. Built in wardrobe. Wood effect flooring.

### **BATHROOM 1.64m x 3.23m (5'5" x 10'7")**

Double glazed window to side elevation. Panel bath with mixer tap and shower attachment. WC. Wash hand basin with mixer tap in vanity unit. Shower cubicle. Tiled splashback and floors. Radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Low level brick wall. Hedging to side. Gate and path.

#### **REAR GARDEN**

Enclosed private rear garden with Leylandii trees and fencing. Block paved patio. Path to rear. Lawn and picket fence. Stoned area. Prefab garage and iron gate to rear. Space for large shed. Side access. Neighbour access. Outside tap. Shed (12' x 8') has electric and is alarmed.

#### **GARAGE**

Power and light connected. Up and over door.

#### **DRAFT DETAILS**

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

#### **MATERIAL INFORMATION**

Type – End Of Terrace  
Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band B  
EPC Rating – E  
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, Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

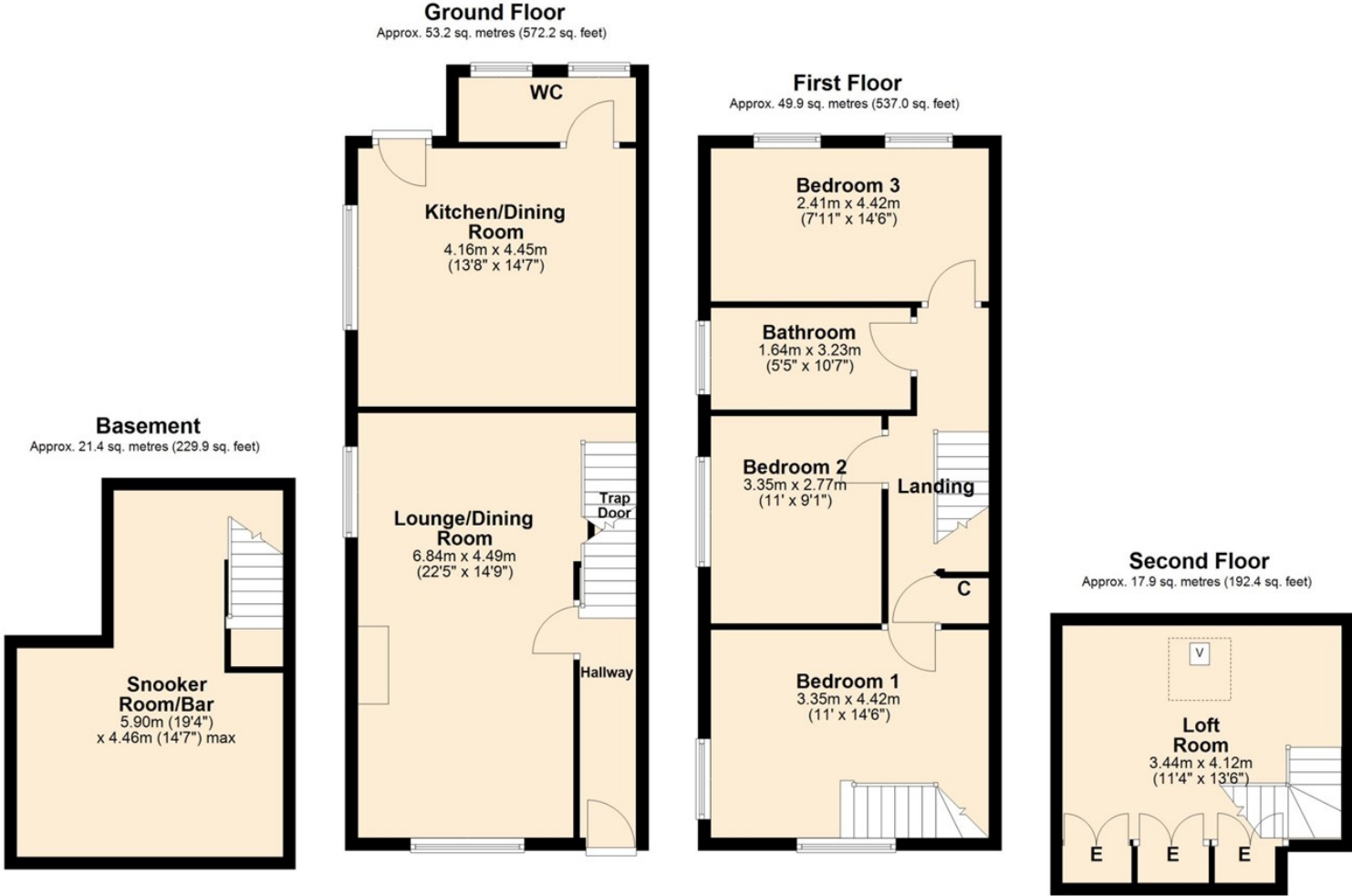
### AGENTS NOTES

i Viewings by appointment only through us 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



**Total area: approx. 142.3 sq. metres (1531.5 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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