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Sycamore Road, Duston, Northampton, NN5 6JS

£325,000 End of Terrace

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
52 Main Road, Duston, Northampton, NN5 6JF

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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 4.49m (22'5 x 14'9)

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 AND BAR 5.90m x 4.46m max (19'4 x 14'7)

Obscure double glazed window to front elevation. Radiator.

LOFT ROOM/STUDY 3.44m x 4.12m (11'4 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 4.42 (11' 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 (11' 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.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

operator

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – No

Restrictions – No

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

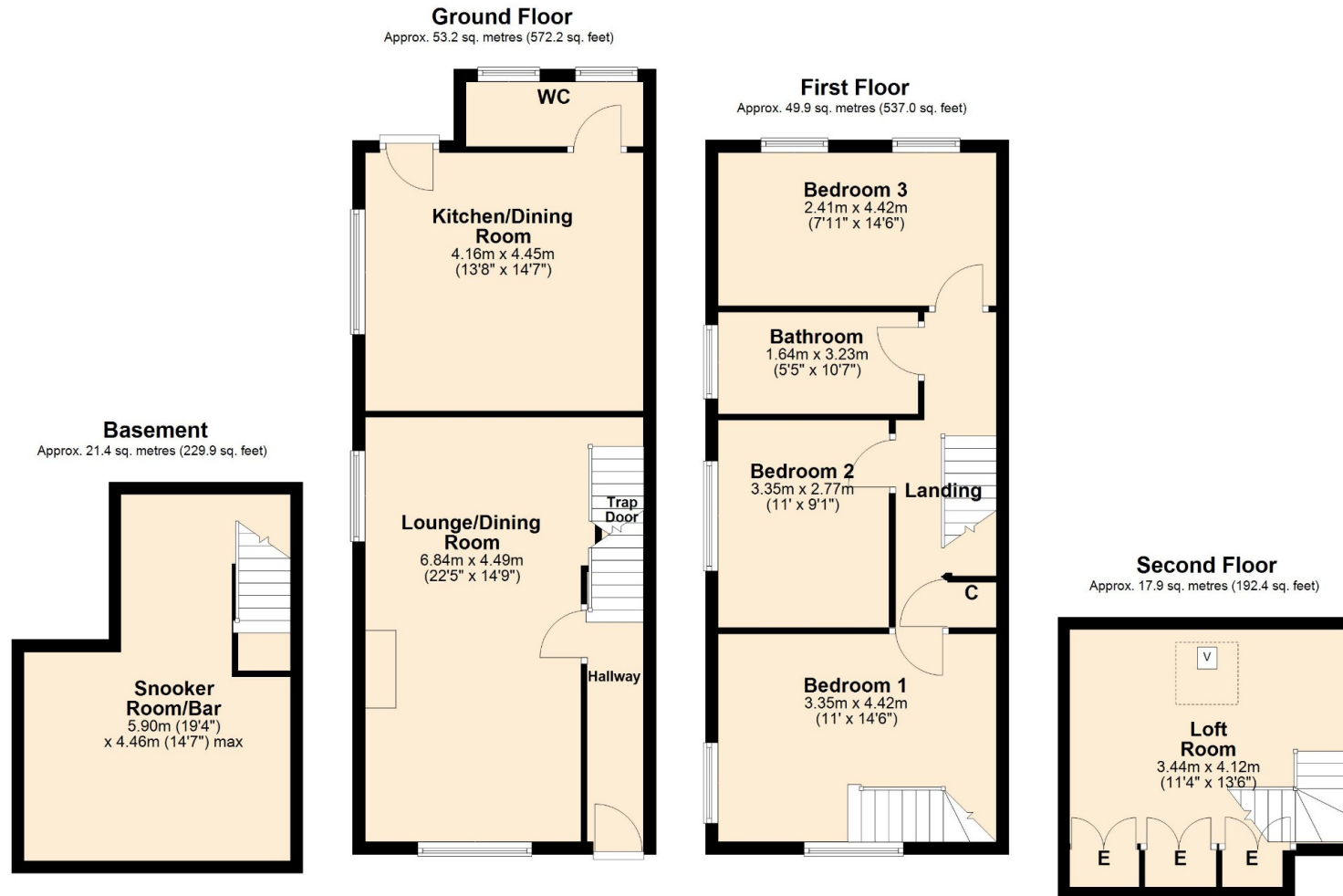
DRAFT DETAILS

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



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.

www.jacksongrundy.com

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