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# Woodland Close, Duston, NN5 6NH

£274,250 Bungalow

3 2 1



**Platinum Trusted  
Service Award**

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feefo

Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are pleased to welcome to the market this well presented three bedroom dormer bungalow in this popular location in Duston.

## Features & Utilities

- ✓ Three Bedrooms
- ✓ Dormer Bungalow
- ✓ Upstairs WC
- ✓ Lounge/Dining Room
- ✓ Garage
- ✓ Off Road Parking
- ✓ Gas Radiator Heating
- ✓ Double Glazing
- ✓ Refitted Shower Room
- ✓ Downstairs WC

# Property Overview

Jackson Grundy are pleased to welcome to the market this well presented and versatile three bedroom dormer bungalow in this popular location in Duston. The accommodation comprises entrance hall, shower room, bedroom three, dual aspect lounge/dining room, kitchen with conservatory off. Upstairs there are two bedrooms, with the main bedroom having a WC and hand wash basin. Further benefits include gas central heating, double glazing, single garage and parking. EPC Rating: E. Council Tax Band: C.

## ENTRANCE HALL

uPVC double glazed front door to side elevation. Wood effect flooring. Radiator. Doors to:

## KITCHEN 2.74m x 3.10m (9 x 10'2)

uPVC double glazed windows to side and rear elevations. Double glazed door to conservatory. Stainless steel sink with mixer tap. Wall and base level units. Space for appliances. Coving. Splash back tiling. Wood effect flooring. Radiator.

## LOUNGE 3.38m x 3.38m (11'1 x 11'1)

uPVC double glazed French doors to rear elevation. Radiator. Coving. Gas fireplace. Wood surround. Marble hearth. Arch to dining room.

## DINING ROOM 3.38m x 3.91m (11'1 x 12'10)

uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing.

## CONSERVATORY 2.44m x 1.83m (8'0 x 6'0)

uPVC construction with double glazed windows and door. Wood effect flooring.

## BEDROOM THREE 2.46m x 2.72m (8'1 x 8'11)

uPVC double glazed window to front elevation.

## SHOWER ROOM 1.65m x 1.93m (5'5 x 6'4)

uPVC double glazed window to side elevation. Suite comprising WC, hand wash basin mounted in a vanity unit and shower cubicle with electric shower over. Heated towel rail. Fully tiled. Coving.

## FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE 3.00m x 5.05m (9'10 x 16'7)

uPVC double glazed window to rear elevation. Built in wardrobe. Eaves storage. Door to WC.

### BEDROOM TWO 2.74m x 3.43m (9 x 11'3)

uPVC double glazed window to side elevation. Radiator. Eaves storage.

### WC 1.98m x 1.55m (6'6 x 5'1)

uPVC double glazed window to rear elevation. Suite comprising WC and wash hand basin. Splash back tiles. Two storage cupboards (one housing boiler).

## OUTSIDE

### FRONT GARDEN

low level brick wall. Planter. Block paving. Off road parking. Fence either side.

### REAR GARDEN

Enclosed by panelled fencing. Patio. French doors from lounge. Borders and mature trees to rear. Summerhouse. Lawn. Access to garage.

### GARAGE

Up and over door. New roof with guarantee.

## 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).

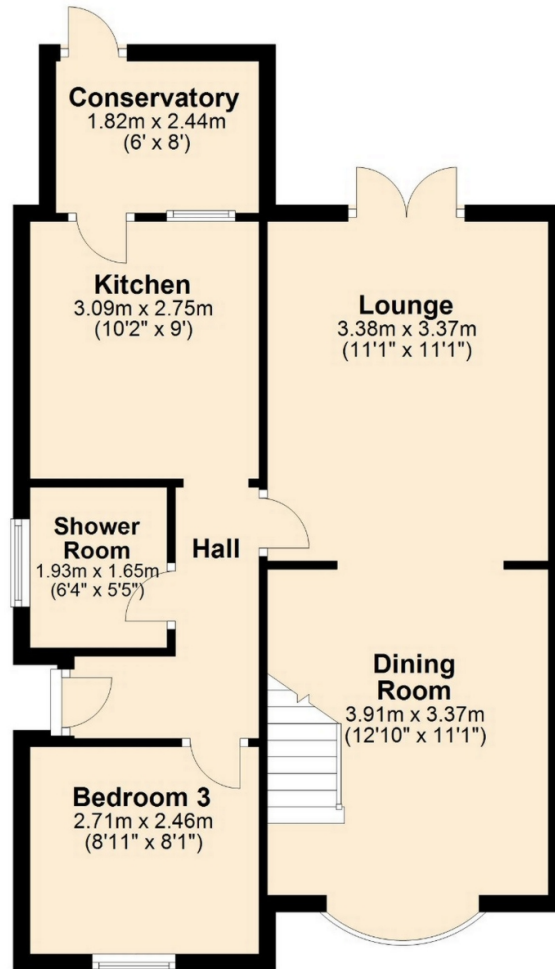
### **AGENTS NOTES**

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

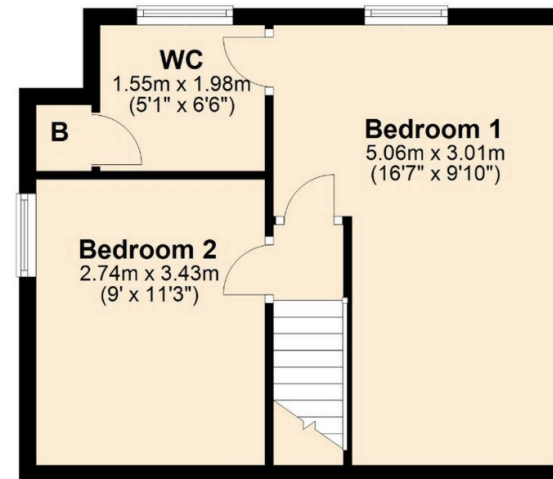
## Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 86.3 sq. metres (929.0 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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