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Wrenbury Road, Duston, Northampton, NN5 6YG

£395,000 Detached

4 1 2



**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 delighted to welcome to the market this well presented and extended four bedroom detached on this popular St. Giles Park location of Duston.

Features & Utilities

- ✓ Well Presented
- ✓ Two Storey Extension
- ✓ Large Re-Fitted Kitchen/Dining Room
- ✓ Downstairs WC
- ✓ Garage & Off Road Parking
- ✓ Popular St Giles Location



Property Overview

Jackson Grundy are delighted to welcome to the market this well presented and extended four bedroom detached on this popular St.Giles Park location of Duston. The accommodation comprises entrance hall, WC, lounge, playroom/study, extended kitchen/dining room with practical utility off. Upstairs there are four bedrooms and a refitted bathroom, the main bedroom has been extended to create a large bedroom. Further benefits include off-road parking, garage, uPVC double glazing and gas central heating. EPC Rating: D. Council Tax Band: D

ENTRANCE HALL

uPVC double glazed entrance door and side window. Wooden floor. Doors to:

WC

Frosted uPVC double glazed to front elevation. Radiator. Suite comprising low level WC and wash hand basin. Wooden floor.

LOUNGE 4.15m x 4.60m (13'7 x 15'1)

uPVC double glazed French doors to rear elevation. Radiator. Feature gas fireplace with surround. Wooden floor. Double doors to:

STUDY/PLAYROOM 2.64m x 3.68m (8'8 x 12'1)

uPVC double glazed window to front elevation. Radiator. Understairs cupboard. Door to:

KITCHEN/DINING ROOM 6.69m x 3.00m (21'11 x 9'10)

uPVC double glazed windows to side and rear elevations. Tiled floor. Radiator. Wall and base units. Neff induction hob, Neff oven and grill. Stainless steel sink with mixer tap. Tiling to splash back areas. Door to:

UTILITY 3.95m x 1.64m (12'11 x 5'5)

uPVC double glazed window to side elevation and door to rear elevation. Stainless steel sink with mixer tap. Wall and base units. Wall mounted boiler. Space for appliances.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Access to loft. Storage cupboard. Doors to:

BEDROOM ONE 5.70m x 2.64m (18'8 x 8'8)

uPVC double glazed windows to side and rear elevations. Built in wardrobe.

BEDROOM TWO 3.18m x 3.95m (10'5 x 12'11)

uPVC double glazed window to rear elevation. Radiator. Up and over built in wardrobe.

BEDROOM THREE 3.63m x 2.83m (11'11 x 9'3)

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

BEDROOM FOUR 1.89m x 3.05m (6'2 x 10'0)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

BATHROOM

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising WC, panelled bath with mixer tap and electric shower over and wash hand basin with mixer tap. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Hedge to front. Off road parking. Gate to rear garden.

GARAGE

Power and light connected. Up and over door.

REAR GARDEN

Enclosed by panelled fencing. Mature hedges and trees. Patio. Gate to front. Door to garage. Lawn. Rear patio.

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

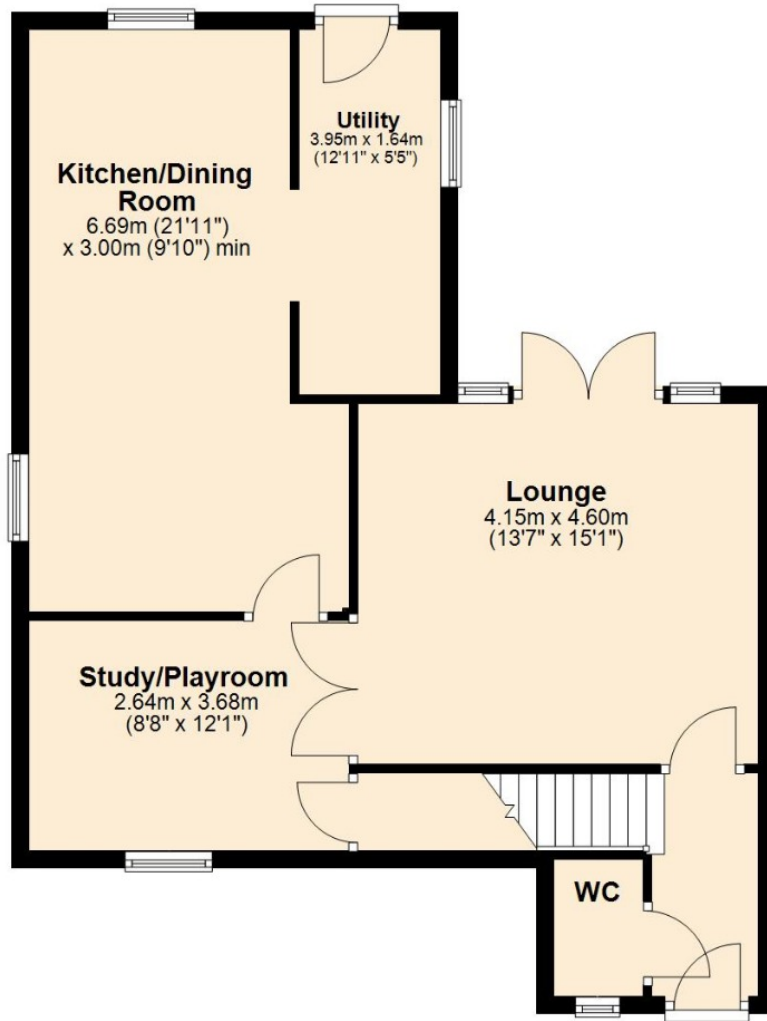
At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

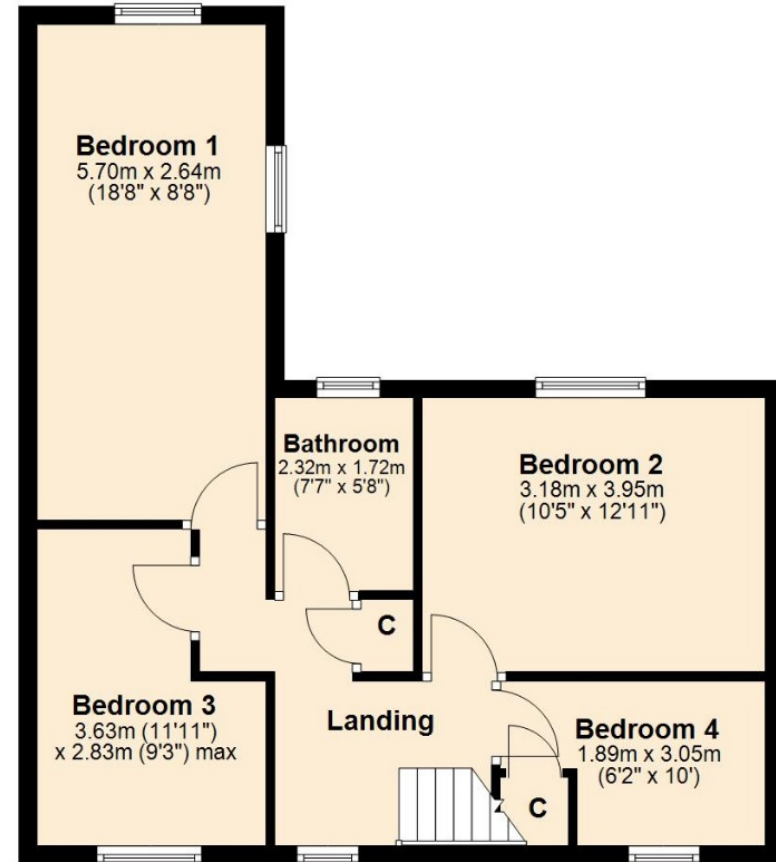
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor





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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