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Provence Court, Duston  
Northampton  
Northamptonshire, NN5 6EH  
£325,000 Detached



Department: Sales

Tenure: Freehold



JACKSON GRUNDY WELCOME TO THE MARKET THIS WELL-PRESENTED THREE-BEDROOM DETACHED SHERWOOD HOME, SITUATED IN A QUIET CUL-DE-SAC. OFFERING SPACIOUS LIVING, A MODERN KITCHEN, DOWNSTAIRS WC, SEPARATE UTILITY ROOM AND PRIVATE REAR GARDEN, THE PROPERTY FURTHER BENEFITS FROM A GARAGE, DRIVEWAY PARKING FOR TWO VEHICLES AND A POPULAR DUSTON LOCATION.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- WC

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#### OUTSIDE

- DRIVEWAY
- GARAGE
- REAR GARDEN

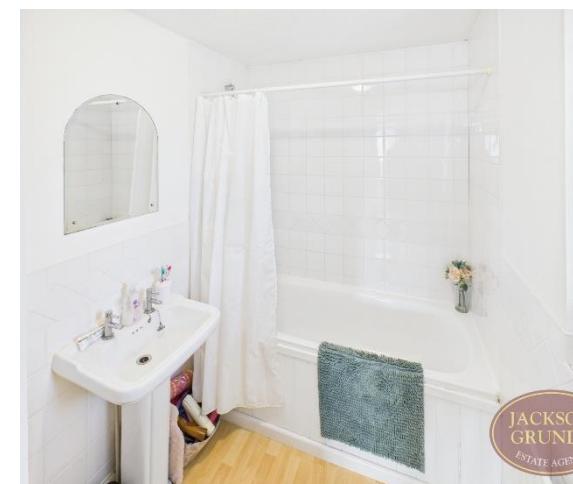
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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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## THE PROPERTY

Jackson Grundy welcome to the market this attractive three-bedroom detached "Sherwood" design home, occupying a pleasant cul-de-sac position within the sought-after Duston area of Northampton. The property is well presented throughout and offers well-balanced accommodation ideal for families or professionals alike.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, and a separate dining area with French doors opening onto the rear garden. The modern fitted kitchen enjoys garden views and is complemented by a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, including a main bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from a private and well-maintained rear garden, ideal for outdoor entertaining. Further advantages include a single garage and driveway providing off-road parking for two vehicles, making this an excellent opportunity in a desirable residential setting.

EPC Rating: D. Council Tax Band: D.







## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	D
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, Driveway, 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 restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2.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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

