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Beechwood Road, Duston  
Northampton  
Northamptonshire, NN5 6JT  
£289,995 Terraced



Department: Sales

Tenure: Freehold



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A VERY WELL PRESENTED, THREE DOUBLE BEDROOM PROPERTY, LOCATED WITHIN DUSTON VILLAGE, WHICH BOASTS REFITTED WASHROOMS, A SPACIOUS LIVING AREA AND THE ADDED ATTRACTION OF A DOUBLE GARAGE. A DESIRABLE PROPERTY IN A POPULAR LOCATION. VIEWING IS RECOMMENDED.

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#### GROUND FLOOR

- HALLWAY
- WC
- LIVING/FAMILY/DINING ROOM
- KITCHEN

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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- DOUBLE GARAGE

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#### FIRST FLOOR

- LANDING
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### SECOND FLOOR

- BEDROOM ONE
- EN-SUITE

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## THE PROPERTY

The ground floor offers well planned and versatile living space. A welcoming entrance hall provides access to a modern downstairs cloakroom and leads through to a comfortable front facing lounge with feature fireplace. To the rear is an impressive open plan kitchen and dining area, filled with natural light from roof lanterns and French doors opening onto the garden. The contemporary kitchen is fitted with a range of modern units, ample worktop space, integrated appliances and a useful breakfast bar, creating an ideal space for family life and entertaining.

The first floor offers a well balanced and stylish layout, centred around a bright and welcoming landing with modern décor and fitted carpet. There are two well proportioned bedrooms. The family bathroom has been tastefully refitted, featuring a contemporary suite with a walk in shower, separate freestanding bath, vanity unit and attractive tiling. Throughout the first floor, the presentation is smart and well maintained, providing comfortable and practical accommodation for modern family living.

The top floor hosts a spacious principal bedroom featuring wooden flooring, ample space for furniture, and a pleasant outlook. This level is complemented by a contemporary en-suite shower room, finished with modern tiling and fittings, creating a private and comfortable retreat.

To the rear the property benefits from enclosed rear garden, with seating areas. There is also a double garage with rear access parking.

EPC Rating: D. Council Tax Band: B.





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## MATERIAL INFORMATION

Type	Terraced
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
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	Double 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

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## 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.

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## 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)

