



# Vienne Close

Duston, Northampton

oriordanbond  
SALES & LETTINGS





## Vienne Close

Duston  
NN5 6HE

Price  
£310,000

**Located within a popular cul-de-sac is this well-presented three bedroom detached home which has been thoughtfully updated by the current owners.**

The accommodation comprises entrance porch, sitting room, dining room, a re-fitted kitchen and a versatile office/snug. To the first floor is the landing, master bedroom with en-suite, two further bedrooms and an updated family bathroom. Outside, the rear garden offers a patio, lawn, and a small stoned seating area. To the front is off road parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/924/M)

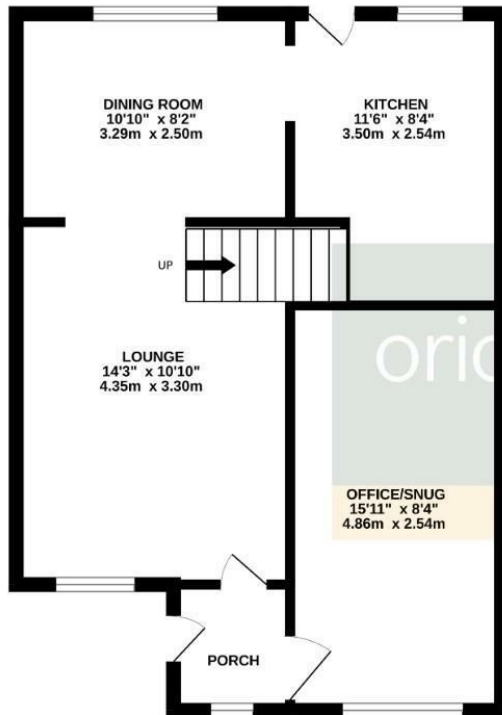
- Three bedroom detached home
- En-suite to master bedroom
- Three reception rooms
- Re-fitted kitchen
- Enclosed rear garden
- Off road parking



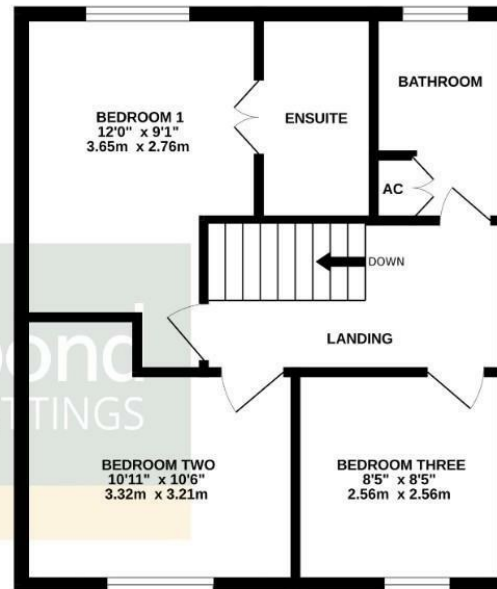




GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.

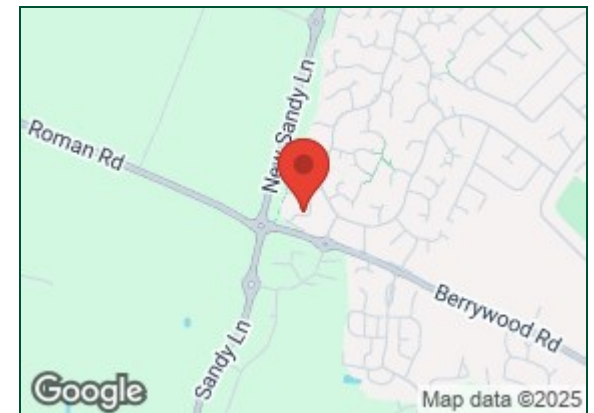


1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston North Sales**

**01604 589007**

dustonnorth@oriordanbond.co.uk

