

**4 Chiltern Way
Duston
NORTHAMPTON
NN5 6AR**

Offers Over £290,000



- **LARGE FAMILY HOME**
- **REFITTED KITCHEN**
- **GARAGE AND DRIVEWAY**
- **REPLACED DOUBLE GLAZING**

- **THREE GENEROUS BEDROOMS**
- **REFITTED BATHROOM**
- **SOUTHERLY FACING GARDEN**
- **ENERGY PERFORMANCE RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain, an extended and refurbished, mature, semi detached house with a garage and drive, set in the sought after area of Duston. The property has been refitted a new kitchen, three piece bathroom with shower over the bath and a new downstairs cloakroom within the last two years.. The property has also had replacement uPVC windows and doors and a replacement boiler serving the radiator heating system. The accommodation comprises; an entrance hall, lounge, dining room refitted kitchen, utility and refitted cloakroom on the ground floor and three generously sized bedrooms and a refitted family bathroom on the first floor. Externally there are gardens to the front and rear and a driveway to the side leads to the garage. Benefits include immediate vacant possession and proximity to local amenities, shops and schools.

Ground Floor

Entrance Porch

Entry through composite partly glazed door, window to front elevation.

Inner Hallway

Stairs rising to first floor, radiator.

Lounge

16'11" x 11'5" (5.17 x 3.50)

Stone fireplace with mantel over, radiator, double glazed window overlooking rear garden, walk through to dining room.

Dining Room

8'6" x 7'10" (2.60 x 2.40)

Radiator, window and fully glazed uPVC door to rear garden, door to kitchen.

Kitchen

11'9"x 8'6" (3.60x 2.60)

Refitted in white wall and base mounted units with complementary work surfaces over. inset stainless steel sink drainer unit, built in electric oven, inset electric hob with extractor hood over, inset spotlights to ceiling, under stairs storage cupboard, larder cupboard with window to the side elevation, laminate flooring, double glazed door and window to the side elevation.

Downstairs Cloakroom

Wash hand basin inset into vanity unit, half height tiling, w.c. with enclosed cistern, heated towel rail, wall mounted cupboard with shelving.

Utility Room

Plumbing for washing machine, space for tumble dryer, laminate flooring, radiator, window to front elevation.

First Floor

Landing

Double glazed window to the front elevation, access to loft area, doors to the first floor rooms.

Bedroom One

12'3" x 10'9" (3.75 x 3.30)

Radiator, double glazed window overlooking the rear garden.

Bedroom Two

10'11" x 10'9" (3.35 x 3.30)

Radiator, double glazed window to the front elevation.

Bedroom Three

9'3" x 8'6" (2.82 x 2.60)

Large third bedroom with built in wardrobe, double glazed window overlooking rear garden, radiator.

Bathroom

Refitted with a white suite comprising; panelled bath with mixer shower and screen over, wash hand basin with vanity unit under, w.c. with enclosed cistern, heated chrome towel rail , laminate flooring, double glazed window to the side elevation, airing cupboard housing boiler, tiling to splash back areas.

Externally**Front Garden**

Lawn area enclosed by low level brick retaining wall, concrete driveway leading to garage, concrete pathway leading to front door.

Garage

16'4" x 7'7" (5 x 2.33)

Single construction garage with replaced up and over door, window to rear, uPVC door leading to rear garden.

Rear Garden

Southerly facing and laid to lawn with a large paved patio area, enclosed by timber panel fencing.

Agents Notes

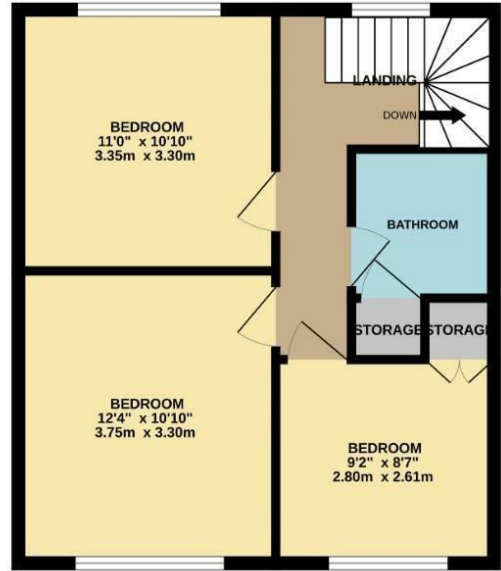
Council Tax Band; C



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



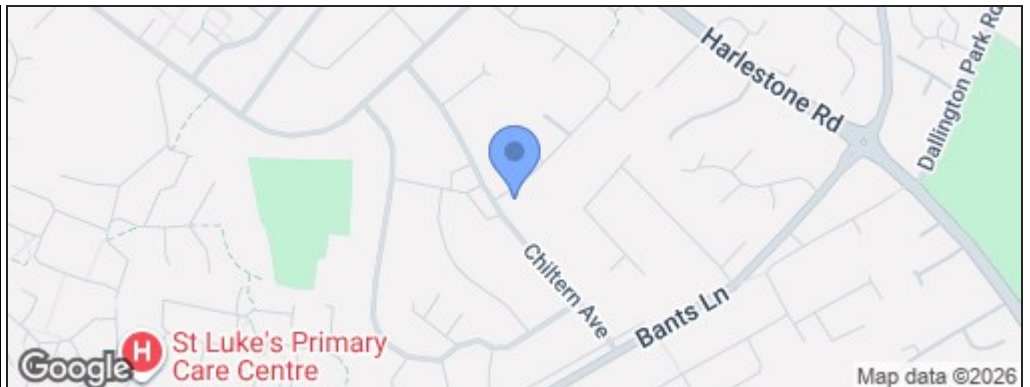
1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.