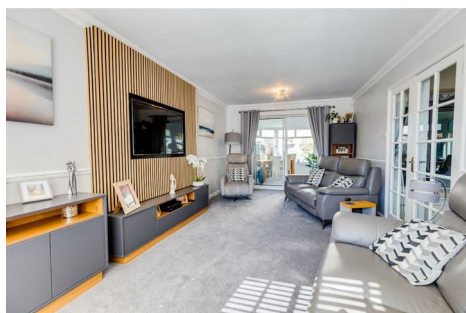


**16 Hawkstone Close  
Duston  
NORTHAMPTON  
NN5 6RZ**

**£485,000**



- MODERN DETACHED HOME
- KITCHEN / DINER
- EN-SUITE TO MASTER
- IMMACULATE CONDITION THROUGHOUT
- AMPLE OFF ROAD PARKING

- THREE / FOUR BEDROOMS
- CONSERVATORY WITH INSULATED CEILING
- UTILITY ROOM & DOWNSTAIRS WC
- DETACHED DOUBLE GARAGE
- ENERGY EFFICIENCY RATING : D

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PERSONAL • PROFESSIONAL • PROACTIVE

Set in this highly exclusive road walking distance to the center of Duston Village and local amenities, this spacious three/four bedroom detached has undergone extensive refurbishment by the current owners to include new windows and doors and a new heating system, and is now offered in immaculate condition throughout. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, conservatory with insulated roof and heating, an open plan kitchen/diner, and a utility room to the ground floor. To the first floor are three bedrooms, with a potential fourth bedroom currently used as a dressing room, an en-suite shower room, and a bathroom. Externally to the front is a large driveway offering off road parking leading to a detached double garage, and a generous rear garden.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, under stairs storage, stairs rising to first floor, radiator.

### **Downstairs WC**

Obscure UPVC windows to front aspect, low level wc, corner sink unit with storage under, radiator.

### **Lounge**

21'11" into bay x 10'9" (6.69 into bay x 3.30)

Bay UPVC window to front aspect, feature media wall with built in storage, two radiators.

### **Conservatory**

13'1" x 11'8" (3.99 x 3.56)

Of brick and UPVC construction with insulated rood, French doors leading to rear garden, ceramic tiled flooring, two radiators.

### **Kitchen / Diner**

23'9" into bay x 14'0" max reducing to 11'0" (7.26 into bay x 4.27 max reducing to 3.36)

Bay UPVC window to front aspect, further UPVC window to rear, a range of wall and base units with quartz work surfaces, one and a half sink with draining area, electric hob, double oven, fridge/freezer, further freezer, dishwasher, cupboard housing boiler, two radiators.

### **Utility Room**

7'1" x 6'4" (2.17 x 1.94)

UPVC door to rear garden, wall and base units with roll top work surfaces, space for washing machine, chrome heated towel rail.

## **First Floor**

### **Landing**

Feature UPVC window to front aspect, cupboard housing hot water tank.

### **Bedroom One**

12'1" x 10'8" (3.70 x 3.27)

UPVC window to rear aspect, radiator.

### **En-Suite**

8'11" x 3'2" (2.73 x 0.98)

Obscure UPVC window to rear aspect, tiled shower cupboard, low level wc, floating sink unit with storage under, chrome heated towel rail.

**Bedroom Two**

12'0" x 11'2" reducing to 8'9" (3.67 x 3.42 reducing to 2.69)

UPVC window to rear aspect, fitted double wardrobe, radiator.

**Bedroom Three**

11'3" x 6'7" (3.44 x 2.03)

Two UPVC windows to front aspect, radiator.

**Dressing Room / Bedroom Four**

11'1" x 6'7" (3.40 x 2.03)

Two UPVC windows to front aspect, radiator.

**Bathroom**

9'0" x 6'3" (2.75 x 1.91)

Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, inset sink unit with storage under, complementary tiling, chrome heated towel rail.

**Externally****Front Garden**

Patio and lawn areas, large driveway offering ample off road parking.

**Rear Garden**

Patio and lawn areas with a variety of flower and shrub borders, wooden gazebo, gated side access, enclosed by wooden fencing.

**Detached Double Garage**

18'0" x 17'10" (5.49 x 5.45)

Two up and over doors, power and light connected, wooden door and window to side.

**Agents Notes**

Local Authority: West Northamptonshire Council

Council Tax Band - E

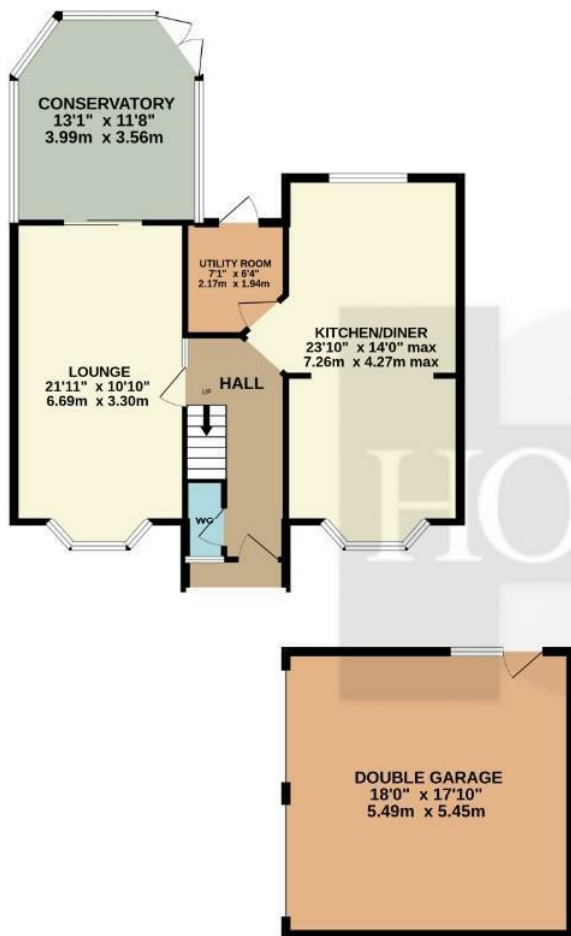






GROUND FLOOR  
1073 sq.ft. (99.6 sq.m.) approx.

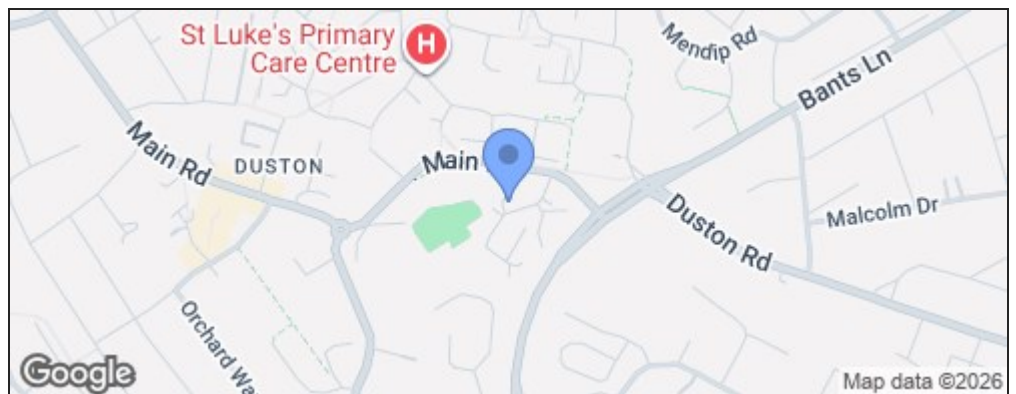
1ST FLOOR  
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         | <b>82</b>                                                                           |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            | <b>66</b>               |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| 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.