



156 Duston Road
Northampton, NN5 5AU



David Cosby
CHARTERED SURVEYORS
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£269,950

- 1930's 3 Bedroom Semi-detached home
- Front and rear gardens
- Off road parking
- Double glazed throughout
- Underfloor heating to entrance hall
- Large timber outbuilding

Description

A three-bedroom, bay fronted semi-detached home that has been well maintained by the current owners. Accommodation includes a good sized and well-lit entrance hall, accessed via a part glazed timber panel front door with leaded side light and timber lead lined canopy over. The large sitting room has a south facing eight-unit bay window and open fireplace. The good-sized dining room overlooks the private rear garden and an opening has been formed to the sitting room providing a good entertaining space. The kitchen is fitted with a good range of base and wall units with a gas hob and electric oven and side access door to the rear garden. First floor accommodation comprises two good sized double bedrooms, a further single bedroom and a bathroom with WC, wash hand basin and bath with shower over.

Externally the property has a good-sized front garden with a block paviour driveway providing off-road parking for two vehicles and gated side access to the rear garden.

The rear garden areas have been cleverly segregated to provide a mixture of entertaining space, relaxing alcoves, and practical vegetable plots. There is also a large timber outbuilding with power and lighting which could potentially be used as office space.

A 1930's 3-Bedroom, semi-detached house situated on a good size plot with off road parking and large timber outbuilding.





The Property

Ground Floor:

Entrance Hall

The entrance hall is entered via a solid timber panel front door with upper glazed panel and leaded side light, both of which provide good natural lighting to the hallway and stairs. The timber panelled under-stair cupboard provides useful storage space and a timber housing has been formed for the electricity meter adjacent to the entrance door. There are triple spaced Art Deco style balustradings to the quarter winder stairs and a central decorative carpet runner. Stripped Pine, Art Deco style doors with 3 unit vertical panels to the bottom section lead off to the sitting room and dining room. Under floor heating beneath the engineered Oak floorboards has been provided.

Sitting Room

The generous sized lounge has a South facing 8-unit Bay window overlooking the front garden which provides good natural lighting. The engineered Oak floorboards extend through from the entrance hall and there is a period fireplace with Art Deco timber surround and glazed tile infill and hearth. The open fireplace is currently in use and is swept on a regular basis. There is a perimeter timber picture rail and an opening has been formed to the dining room which creates a lovely entertaining space.

Dining Room

The large dining room has an 8 unit double glazed window overlooking the patio area and rear garden beyond. The Oak floorboards extend through from the sitting room and entrance hall. There is a timber perimeter picture rail.

Kitchen

The well-appointed kitchen has a range of base and wall units with solid Oak worktops and a large ceramic sink and-a-half width drainer and mixer tap. Glazed Metro tiles with contrasting grouting have been formed behind the base units and lighting is provided by recessed spotlights. The floor is partly finished with engineered Oak floorboards which extend through from the entrance hall. Geometric style ceramic tiles have been formed to the main kitchen workspace. There is an external door to the side elevation providing access to the rear garden. A double-glazed casement window above the sink provides good natural lighting to the kitchen. A vertical column radiator provides space heating and a washing machine and Bosch dish washer are included within the sale.



The property is situated off the main road just across from the village of Duston, close to local amenities at Sixfields and with easy access to town centre, the A45 and M1 motorway. Further nearby facilities include a large supermarket and the Northampton Saints and Cobblers rugby and football stadia.

First Floor:

First Floor Landing

The quarter winder stairs lead to the first-floor landing where there is a casement window to the side elevation providing natural light. Art Deco, stripped Pine doors provide access to the 3 bedrooms and bathroom. A timber slatted and braced ceiling hatch has been installed providing access to the roof void.

Bedroom One

The generous main double bedroom is located to the rear of the property. It is carpeted with a large 8 unit double glazed window overlooking the garden and a timber picture rail to the perimeter walls.

Bedroom Two

The front left-hand side bedroom is another good size double with large bay window overlooking the entrance drive and front aspect; again, it is carpeted and has perimeter picture rails to the walls.

Bedroom Three

The single bedroom to the front right-hand side of the property is carpeted and has perimeter picture rails and natural lighting from the double-glazed casement window.

Bathroom

The bathroom is fitted with timber laminate boards and comprises a three-piece suite with bath incorporating mixer tap, rainwater shower rose and separate shower hose, a WC and ceramic wash hand basin with pedestal. There is an obscured glazed four-unit window providing good natural lighting. Heating is provided by the chrome towel rail and there is a mechanical extract vent.

Outside Areas:

Front Aspect:

The property occupies a slightly elevated position from Duston Road and the front garden has been predominantly laid with block paviours providing a large off-road parking space.

Rear Garden:

At the front of the rear garden is a part block paviour area and part timber deck patio area bordered with raised timber planters. A concrete slab and block paviour pathway leads through the recently turfed garden area to a pretty timber trellised seating area with pergola and grapevines. To the rear of the garden is a vegetable plot and a large timber shed with dual pitched mineral felt roof and shiplap cladding. The shed incorporates lighting and power together with built in storage space and could potentially be used as office accommodation.



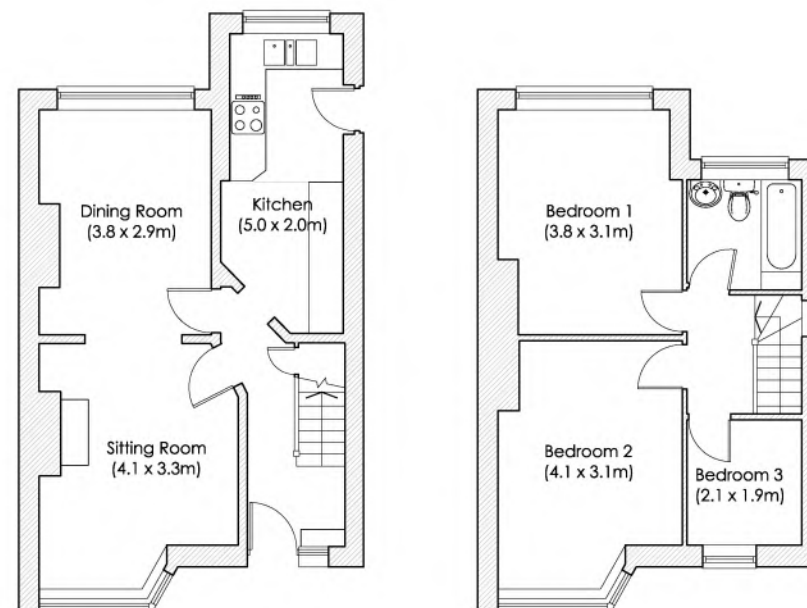


Location:

Built in the 1930s and influenced by the Art Deco movement, this type of property is now recognised as being of a certain fashionable architectural period in its own right. With many desirable features which much of our modern housing fails to replicate, including high ceilings, tall hipped roofs and good-sized front and rear gardens.

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Ground Floor Area: 41.0sqm

First Floor Area: 36.0sqm

All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 77.0sqm



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Local Authority: Northampton Borough Council

Council Tax: Band B

EPC: Current TBC(?) Potential TBC(?)

Services: Mains Gas, Electricity, Water and Drainage

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries.