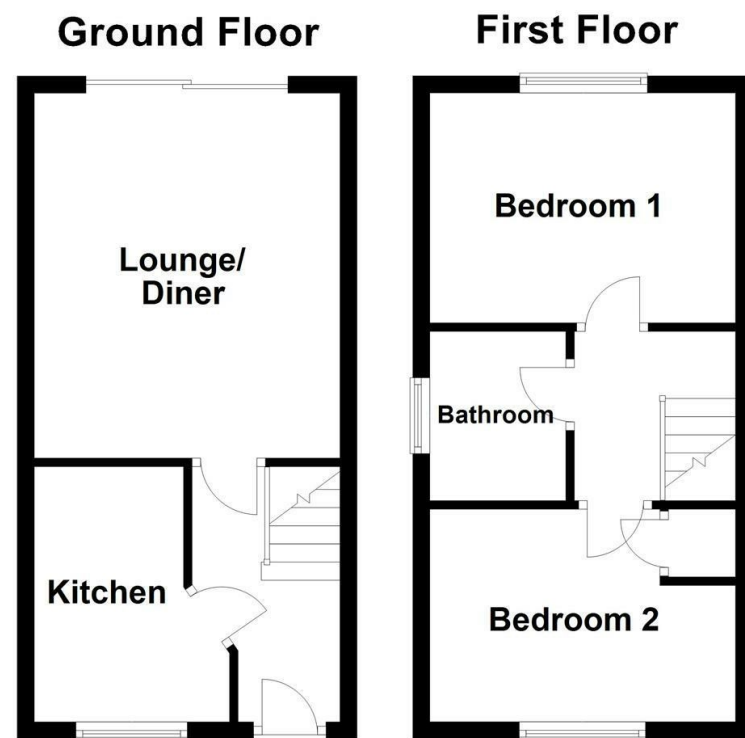


22 Touraine Close, Duston, Northampton, NN5 6SA



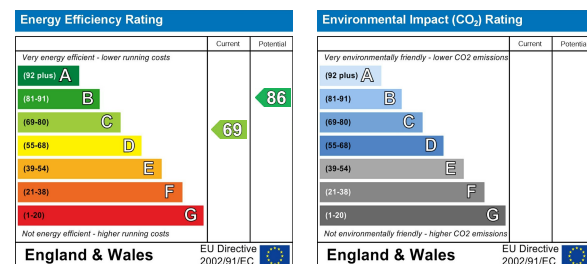
Not to scale. For illustrative purposes only



### Asking Price £220,000 Freehold

A modern two double bed roomed semi detached property situated in a quiet cul de sac in the popular residential area of Duston. The accommodation comprises entrance hall, kitchen, lounge/diner and to the first floor there are two bedrooms and a family bathroom. Outside there is a front garden and driveway to the side giving off road parking for three vehicles. The rear garden is mainly laid to lawn and enjoys a sunny aspect and privacy. The property is being sold with vacant possession and no upper chain.

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# 22 Touraine Close, Duston, Northampton, NN5 6SA

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

10'5 x 5'9

Storm porch, enter via a hardwood front door with obscure glass window, radiator, stairs to first floor and doors leading to:-

#### LOUNGE/DINER

15'1 x 11'8

Double radiator and double glazed patio door to rear garden.



#### KITCHEN

9'8 x 7'5

Fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, built in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, gas wall mounted combination boiler and UPVC double glazed window to the front.



### FIRST FLOOR

#### LANDING

Loft access and doors leading to:-

#### BEDROOM ONE

11'8 x 8'8

UPVC double glazed window to the rear and radiator.



#### BEDROOM TWO

11'8 x 8'3

UPVC double glazed window to the front, storage cupboard and radiator.



#### BATHROOM

6'4 x 5'4

Suite comprising WC, wash hand basin, panelled bath with shower attachment and glass screen, tiled splashbacks, extractor, radiator and UPVC double glazed window with obscure glass to the side.



### OUTSIDE

#### FRONT GARDEN

The front garden is mainly laid to lawn with pathway to front door and a gravelled tarmac driveway to the side of the property giving off road parking for three cars.

#### REAR GARDEN

The rear garden has a patio area with the remainder of the garden laid to lawn and enclosed by wood panel fencing. There is secure gated access to the side from the driveway. The rear garden enjoys a sunny aspect and privacy.



### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band B

### LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 to St James and continue along the Harlestone Road towards Dallington. Proceed over the roundabout towards Duston and continue past Lodge Farm Industrial Estate on the right hand side and proceed in a northerly direction towards the roundabout at Harlestone Manor and turn left onto the New Sandy Lane. Take the next turning left into Weggs Farm Road and then take the second left into Rochelle Way and follow the road as it bears around to the left. Take the first left into Touraine Close where the property can be found on the right hand side.

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