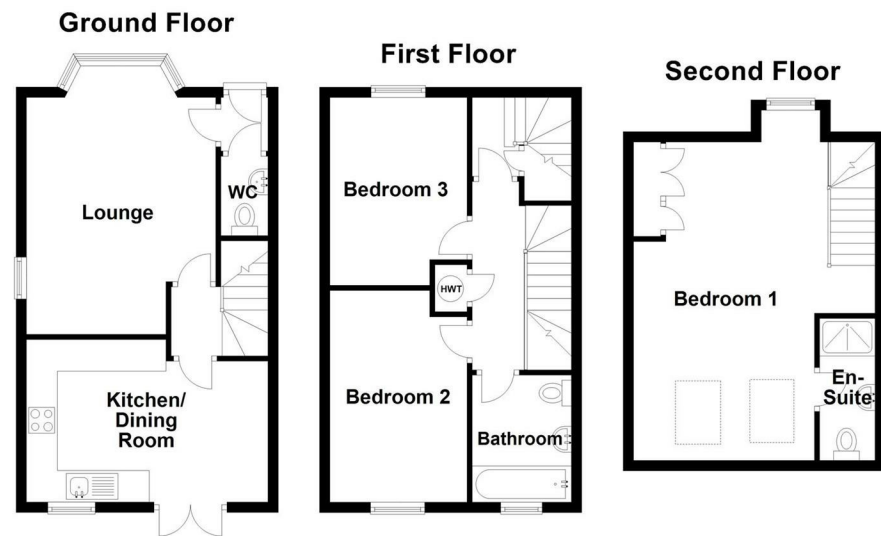


respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

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## 8 Rollers Close, Duston, Northampton, NN5 6GZ



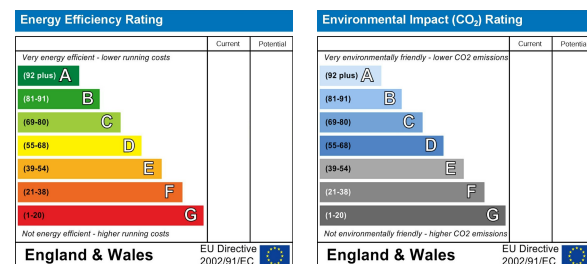
Not to scale. For illustrative purposes only



### Asking Price £315,000 Freehold

This impressive end-of-terrace home, built in 2022 by the highly regarded David Wilson Homes, offers contemporary living in a quiet cul-de-sac within the desirable Duston area. Ideal for first-time buyers or growing families, the property is beautifully presented and ready to move into, combining modern style with everyday practicality. Upon entering, you're welcomed by a bright entrance hall that leads to a convenient ground-floor cloakroom. The spacious lounge features a charming bay window, while the open-plan kitchen/dining area is fully fitted with integrated appliances, including an oven, hob, extractor hood, dishwasher, concealed washing machine, and fridge-freezer. Patio doors from the dining area open out to a private rear garden—perfect for relaxing or entertaining outdoors. Upstairs, the first floor hosts two generously sized bedrooms and a sleek family bathroom. The second-floor master suite offers a peaceful retreat with its own en-suite shower room. Externally, the property benefits from a driveway with parking for two vehicles, and the rear garden is fully enclosed, providing a safe and secluded outdoor space.

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# 8 Rollers Close, Duston, Northampton, NN5 6GZ

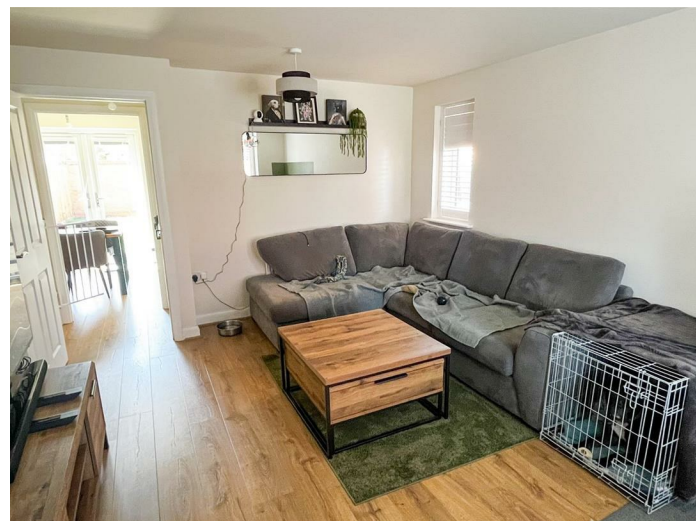
## ACCOMMODATION

HALL

CLOAKROOM

LOUNGE

15'0 x 12'2



INNER HALL

KITCHEN/DINER

15'4 x 10'4

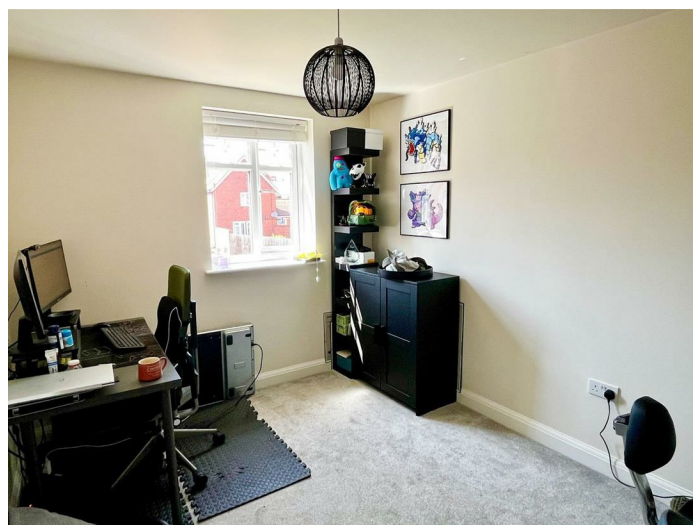


FIRST FLOOR

LANDING

BEDROOM TWO

13'6 x 8'8



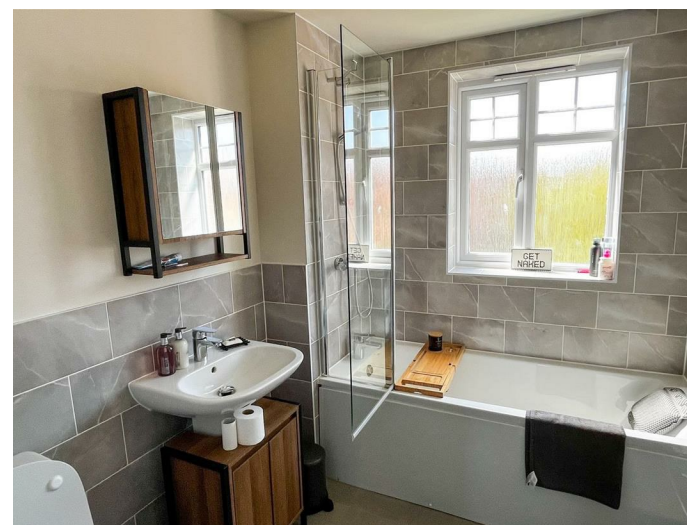
BEDROOM THREE

11'11 x 8'8



BATHROOM

8'1 x 6'5



SECOND FLOOR

MASTER BEDROOM

20'2 x 13'0



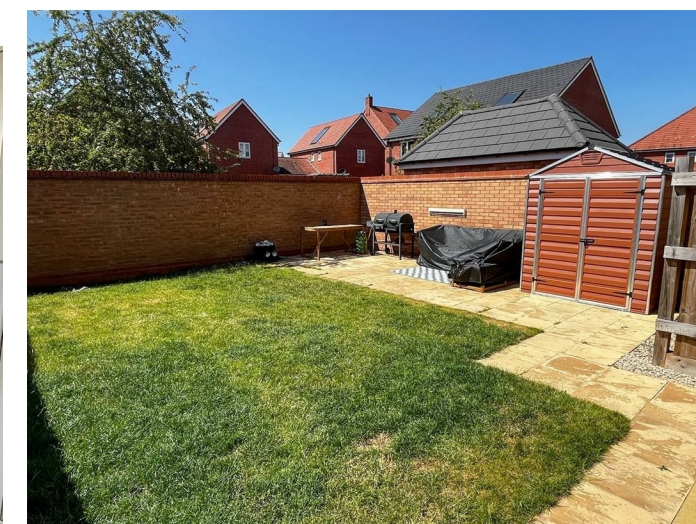
ENSUITE

9'0 x 3'6



OUTSIDE

GARDEN



SERVICES

Mains drainage, Electrics and Gas Connected. Heating via gas radiator system.

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

Within the area there are a number of shops including a Co-op, florist and bakery. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West

For further information on viewing call 01604 230222