

NEW INSTRUCTION



DUSTON

Larch Lane, Duston, Northampton, NN5 6NP



DAVID COSBY
ESTATE AGENTS



Larch Lane

Duston, Northampton, NN5 6NP

Total GIA Floor Area Exc. Garage | Approx. 71 sqm (764 sqft)

Features

- Three-bedroom semi-detached bungalow
- No onward chain
- Quiet cul-de-sac setting
- Sitting/dining room
- Conservatory to rear
- Block-paved driveway and carport
- Detached garage with workshop
- Enclosed rear garden

Description

A three-bedroom semi-detached bungalow, pleasantly positioned within a quiet cul-de-sac in Duston. The property occupies a well-kept plot with front and rear gardens, a block-paved driveway, carport and detached brick-built garage with workshop space.

The bungalow is of traditional brick construction beneath a dual-pitched tiled roof, with generous window openings contributing to good levels of natural light throughout. The accommodation comprises an entrance hall, sitting/dining room, galley-style kitchen, three bedrooms, shower room and a conservatory opening onto the rear garden.

To the front, the property is set back from Larch Lane behind a lawned garden and a generous block-paved driveway providing off-road parking. The driveway continues beneath a carport to the detached garage, which benefits from an electrically operated roller shutter door, power, lighting and a useful workshop area.

The rear garden is enclosed and well maintained, with a paved terrace adjoining the conservatory, a central lawn, established perimeter planting, greenhouse and timber garden shed. The arrangement provides a manageable outdoor space with areas for seating, gardening and storage.

A THREE-BEDROOM SEMI-DETACHED BUNGALOW IN A QUIET DUSTON CUL-DE-SAC, WITH DRIVEWAY PARKING, CARPORT, DETACHED GARAGE WITH WORKSHOP SPACE AND AN ENCLOSED REAR GARDEN.



The Property

Entrance Hall

The property is entered from the side elevation through a part-glazed panelled door into the entrance hall. The hall is finished with decorative lining paper to the walls and cut-pile carpet tiles. Panelled internal doors open to the principal rooms, several incorporating glazed toplights which allow borrowed light into the central hallway. There is a useful built-in storage cupboard suitable for coats and shoes, with an additional high-level cupboard above.

Sitting/Dining Room

The sitting/dining room is a generous, open-plan reception space with clearly defined sitting and dining areas. The sitting area occupies the larger part of the room and is well lit by a full-height window to the front elevation. A decorative fireplace forms a focal point, with a timber surround, polished tiled hearth and inset flame-effect electric fire. The walls are finished with embossed decorative paper, and the floor is laid with timber-effect laminate boards. The dining area provides space for a table and chairs and benefits from additional natural light through a three-unit casement window to the side elevation.

Kitchen

The kitchen is arranged in a galley-style layout and fitted with a range of base and wall-mounted units with light oak-effect doors, complemented by roll-top work surfaces. A three-unit window provides natural light and ventilation, with the stainless steel one-and-a-half bowl sink and chrome mixer tap positioned beneath. White metro-style tiling forms a clean splashback above the work surfaces. Integrated appliances include a four-burner gas hob, electric oven and chrome extractor hood with light over. The wall-mounted modern combination boiler is also positioned within the kitchen, and the floor is finished with decorative sheet vinyl.

Bedroom 1

Bedroom 1 is a well-proportioned double room positioned to the rear left-hand side of the property, with a large three-unit double-glazed window overlooking the rear garden. The room is finished with two-tone emulsion to the walls, perimeter coving and timber-effect laminate flooring. One wall is fitted with a substantial run of mirrored wardrobes, comprising six doors with internal shelving and hanging rails, together with high-level cupboards above for additional storage. A separate flush timber door opens to a useful laundry cupboard, fitted with slatted pine shelving.





The Property

Bedroom 2

Bedroom 2 is a good-sized single bedroom, centrally positioned and enjoying an outlook over the rear garden. The room is neutrally decorated, with timber-effect sheet vinyl flooring.

Bedroom 3

Bedroom 3 is a versatile room, currently arranged as a home office but equally suitable for use as a third bedroom, nursery or hobby room. The room is neutrally decorated and finished with timber-effect laminate flooring. A part-glazed door opens through to the rear conservatory, giving the room a useful secondary connection to the garden-facing accommodation.

Conservatory

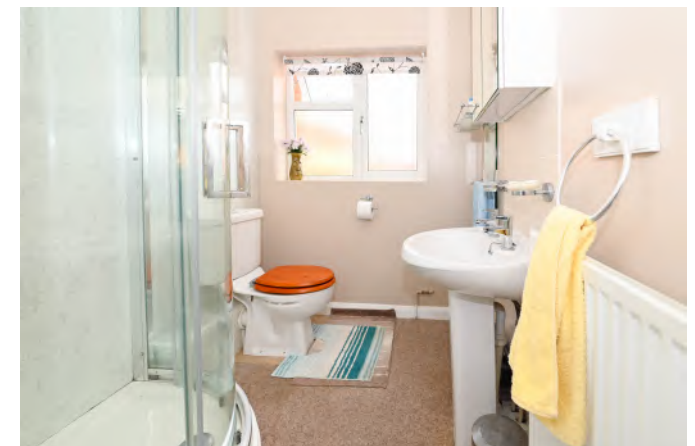
Centrally positioned on the rear elevation, the conservatory is glazed to three sides, providing a pleasant outlook across the rear garden and allowing good levels of natural light. A central part-glazed door opens directly onto the paved terrace, creating a natural link between the living accommodation and the garden. The floor is finished with slate-effect ceramic tiles.

Shower Room

The shower room is fitted with a large quadrant shower enclosure with double sliding doors, a close-coupled WC and a pedestal wash hand basin with chrome pillar taps. The walls are partly finished with aqua panelling to the shower and WC areas, with ceramic tiling above the wash hand basin. A frosted three-unit casement window to the side elevation provides natural light, with mechanical ventilation also installed.

Thinking of Selling?

If you are considering selling or letting, our team of Chartered Surveyors and Estate Agents would be pleased to provide a no-obligation valuation. With strong local knowledge, sound market insight and a carefully considered approach to marketing, we offer clear advice tailored to your property and the current market. Please contact us to arrange a free appraisal.





Grounds

Front Aspect

Pleasantly positioned along Larch Lane, the property is set back from the road behind an open front garden, with a dropped kerb leading onto a generous block-paved driveway. This provides off-road parking for several vehicles and continues beneath a carport towards a detached single garage. The front garden is principally laid to lawn, edged by low-level planting and established shrubs, including lavender, contributing to the property's well-kept appearance.

Rear Garden

Gated side access leads through to the rear garden, where a paved terrace extends across much of the rear elevation, adjoining the conservatory and providing a practical seating area. Patio doors connect the conservatory directly with the terrace, while a timber door gives access to the detached garage.

The main garden is laid to lawn, bordered by a variety of established shrubs and perennial planting. To the rear right-hand side, a hardstanding area accommodates a large aluminium-framed greenhouse and a separate timber-clad garden shed with double doors and fixed glazed windows, offering useful storage or potting space. The garden is enclosed principally by timber post-and-panel fencing, creating a defined and manageable outdoor space.

Garage

The detached garage is of brick construction with a modern, electrically operated roller shutter door to the front and a ledged and braced timber personnel door opening to the rear garden. Internally, the garage has a solid concrete floor, with power and lighting installed. A small workshop area to the rear provides useful ancillary space, with a timber casement window allowing natural light.



Location

Larch Lane is a quiet cul-de-sac within Duston, a well-established residential area on the western side of Northampton. Its position away from through traffic gives it a peaceful residential feel, while local amenities, schools and open green space remain readily accessible.

Duston provides a useful range of day-to-day amenities, including local shops, cafés, schools, parks, community facilities and sports provision. Northampton town centre and the larger retail parks on the western side of the town offer a broader choice of shopping, leisure and commercial services.

For outdoor recreation, nearby Harlestone Firs is a particular draw, with attractive woodland walks through mature tree cover. The area is popular with walkers, runners and dog owners, and provides a valuable green space close to home.

From Duston, routes lead readily back into Northampton town centre and out towards neighbouring areas including Harlestone, Dallington and Upton. The property is also conveniently placed for the A45 and wider road network, making it a practical choice for commuters and those requiring access across the wider Northampton area.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Mains Electricity, Water, Gas, and Drainage

Heating: Central heating via gas fired boiler

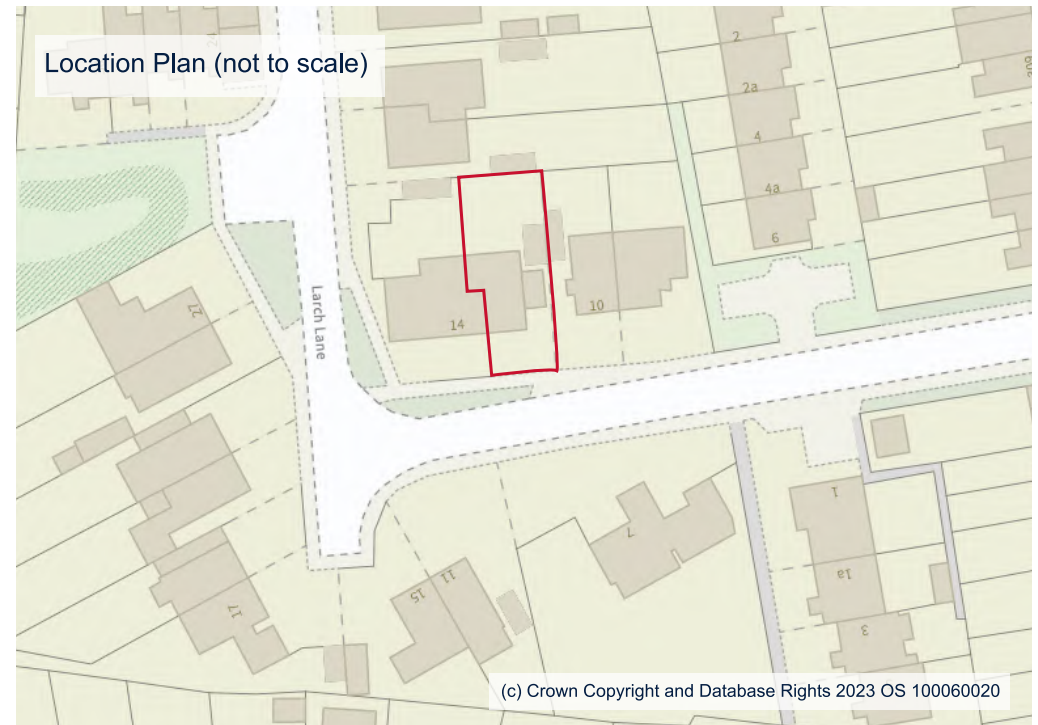
Council Tax Band: Band C **EPC Rating:** C

Broadband: Ultrafast available with up to 5500Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*

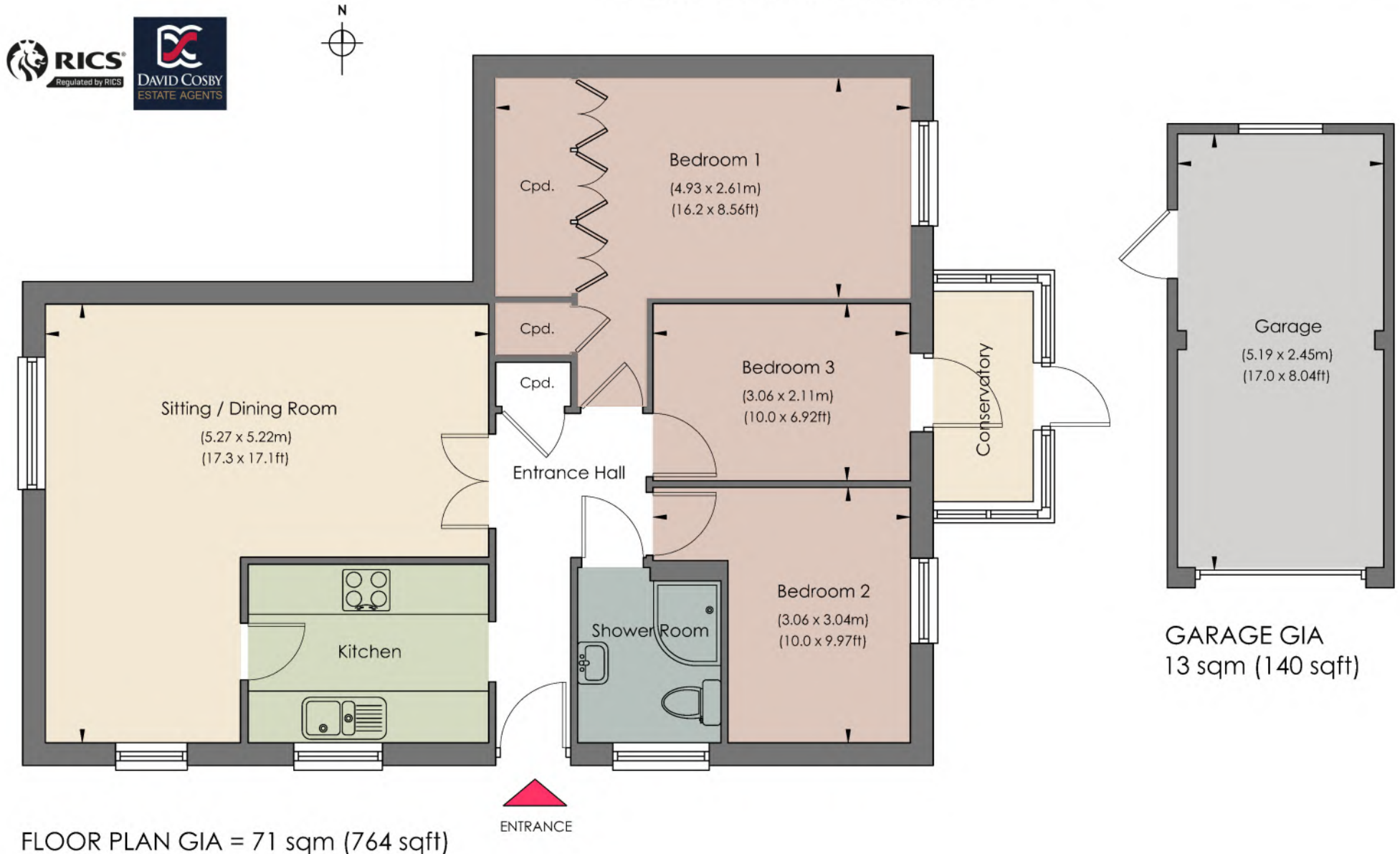


Larch Lane, Duston, NN5

Approximate GIA (Gross Internal Area) = 71 sqm (764 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





NORTHAMPTON

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01604 979628

www.davidcosby.co.uk