

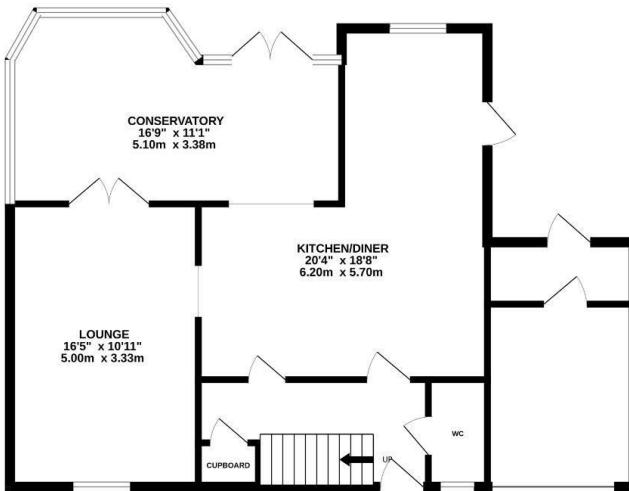


## 14 DUSTON WILDES NORTHAMPTON, NN5 6ND

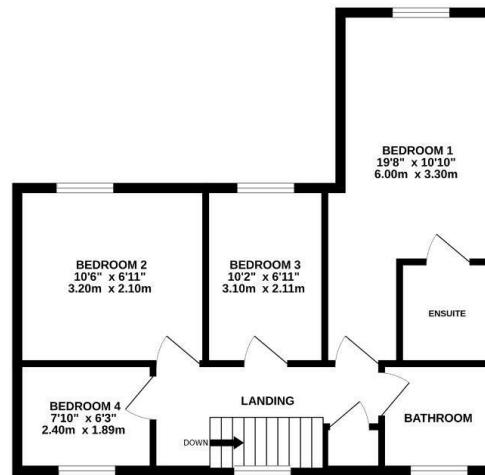
**£400,000  
FREEHOLD**

Stonhills are pleased to offer this well presented four bedroom detached house, located in a quiet cul-de-sac within the popular Duston Wildes development. The property has been extended and offers a spacious kitchen/dining room, lounge, conservatory, downstairs WC, four bedrooms, en-suite to main, and a family bathroom. Outside there is an established rear garden, off road parking, and a garage which has been converted into a dog grooming studio. Duston Wildes is a sought-after area with excellent local schools, green spaces, and easy access to the A45, M1, and Northampton train station.

## GROUND FLOOR



## 1ST FLOOR



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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