



Good Choice are proud to offer for sale this beautifully presented and maintained semi detached property, situated in the heart of Duston Village.

Accommodation includes entrance hall, lounge, kitchen dining living room, WC and office. To the first floor are three bedrooms and four piece bathroom. Outside are landscaped gardens and Bar plus driveway for three cars. (A/106m2/M)

Key Features:

- BEAUTIFULLY PRESENTED & MAINTAINED
- STYLISH INTERIORS
- KITCHEN LIVING DINING ROOM
- SEPARATE LOUNGE
- OFFICE
- DOWNSTAIRS WC
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- LANDSCAPED REAR GARDEN WITH BAR
- DRIVEWAY FOR THREE CARS
- SITUATED IN THE HEART OF DUSTON VILLAGE
- COUNCIL TAX BAND C

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For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Entered via a double glazed front door, carpet, radiator, three store cupboards, stairs with oak banisters and glazed balustrade to the first floor and glass panelled doors to the lounge and kitchen/dining/living room.



Lounge

4.4m x 3.8m (14'5 x 12'6)

Carpet, radiator, double glazed bow window to the front, TV point and gas fire.

Kitchen Dining Living Room

8.34m x 3.6m (27'4 x 11'10)

Tiled flooring, base and wall units (with lighting), oak work surfaces, 'Belfast' sink, electric range cooker, tiled splash back, extractor, fitted dishwasher, space for a washing machine and fridge freezer, boiler (in cupboard) two double glazed windows and door to the rear, door to the office, carpet in dining/living area, electric fireplace, TV point, two radiators and double glazed French doors to the rear.

Office

4.36m max x 2.35m (14'4 x 7'9)

Tiled flooring, radiator, double glazed window and door to the front. Door to the WC.

WC

1.75m x 0.85m (5'9 x 2'9)

Wood laminate flooring, single glazed window to the side, radiator, mounted hand basin with storage under and dual flush WC.



First Floor Landing

Carpet, double glazed window to the side, loft access (ladder, light, power, boarded) doors to:

Bathroom

2.7m x 2.46m (8'10 x 8'1)

Tiled flooring and walls, dual flush WC, free standing bath, shower cubicle (rainfall shower head), mounted double wash basin with storage under, radiator, extractor and double glazed windows to the rear and side.

Bedroom 1

4.5m max x 3.5m (14'9 x 11'6)

Carpet, double glazed bow window to the front and TV point.

Bedroom 2

3.6m x 3m (11'10 x 9'10)

Carpet, fitted wardrobes, double glazed window to the rear and radiator.

Bedroom 3

2.8m x 2.29m (9'2 x 7'6)

Carpet, double glazed window to the front and radiator.



Rear Garden

Fence enclosed, north west facing, mainly laid to lawn with patio seating area, decked seating area, shrubs, borders, outside tap, power point, light, shed/store and garden bar.

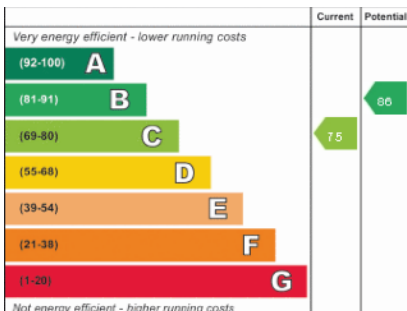
Garden Bar

5m x 2.38m (16'4 x 7'8)

Timber construction with light, power, bar and seating area.

Front Garden

Block paved driveway for three cars.



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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.