



Good Choice Property Sales are proud to offer for sale this well presented and extended property, situated in the popular area of Duston near to schools, shops and parks.

Accommodation includes an entrance hall, WC, living room, kitchen diner, dining room and study. To the first floor are three bedrooms and a four piece bathroom. Outside are front and rear gardens with parking for 2/3 cars. (A/115m2/M)

Key Features:

- EXTENDED PROPERTY
- KITCHEN DINER
- LIVING ROOM & DINING ROOM
- STUDY
- DOWNSTAIRS WC
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- GENEROUS REAR GARDEN
- PARKING FOR 2/3 CARS
- EV CHARGING POINT
- 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 composite front door, double glazed windows to the front, wood laminate flooring, radiator, stairs to the first floor, store cupboard (which includes plumbing for a washing machine) and doors to:

WC

1.89m x 0.98m (6'2 x 3'2)

Wood laminate flooring, dual flush WC, mounted wash basin with storage under, tiling to water sensitive areas and double glazed window to the front.

Living Room

5.15m x 3.5m (16'11 x 11'6)

Wood laminate flooring, radiator, double glazed patio doors to the rear, glass panelled French doors to the kitchen diner and door to the hall.

Kitchen Diner

6.22m x 2.55m (20'5 x 8'4)

Wood laminate flooring, base and wall units, worktops, one and a half composite sink and drainer, electric oven/grill and hob, extractor, fitted dishwasher and fridge freezer, store cupboard, pantry, breakfast bar, radiator, double glazed patio doors to the rear garden, double glazed French doors to the living room and doors to the dining room and hall.

Dining Room

5.57m x 3.12m (18'3 x 10'3)

Wood laminate flooring, radiator, double glazed window to the side and door to the study.

Study

2.02m x 1.65m (6'8 x 5'5)

Wood laminate flooring and door to the dining room.

First Floor Landing

Carpet, double glazed window to the front, loft access (ladder, light, part boarded) and doors to:

Bathroom

3.47m x 1.73m (11'5 x 5'8)

Tiled floor and walls, bath, shower cubicle, mounted wash basin with storage under, dual flush WC, radiator, extractor and double glazed window to the side.

Bedroom 1

3.76m x 3.28m (12'4 x 10'9)

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

Bedroom 2

3.54m x 3.3m (11'7 x 10'10)

Carpet, double glazed window to the front and radiator.

Bedroom 3

2.81m x 1.69m (9'3 x 5'7)

Wood laminate flooring, double glazed window to the rear and radiator.

Rear Garden

Fence enclosed, mainly laid to lawn with patio, lights and decked seating area.

Front Garden

Walled boundary, gravelled driveway for 2/3 cars and an electric vehicle charging point.

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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.