



Good Choice Property Sales are proud to offer for sale this spacious, detached property, situated in the popular St Crispins area of Duston, near to schools, parks and major road links.

Accommodation includes an entrance hall, living room, dining room, office, WC, kitchen diner and utility. To the first floor are five bedrooms, two en-suite shower rooms and a family bathroom. Outside are front and rear gardens with a driveway for two cars leading to a double garage. (B/170m2/M)

**Key Features:**

- SPACIOUS DETACHED FAMILY HOME
- KITCHEN DINER
- LIVING ROOM & DINING ROOM
- OFFICE
- UTILITY & WC
- FIVE BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- DOUBLE GARAGE
- DRIVEWAY FOR TWO CARS
- QUIET LOCATION
- COUNCIL TAX BAND G
- NEAR TO SCHOOLS, PARKS & MAJOR ROAD LINKS



Ian Jackson  
01604 631403  
07799 777968  
ian@goodchoiceproperty.co.uk  
www.goodchoiceproperty.co.uk  
@iangoodchoice



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



### Entrance Hall

Entered via a composite front door, stairs to the first floor, cupboard and doors leading to:

### Cloakroom

2.1m x 1.2m (6'11" x 3'11")

Carpet, dual flush WC, pedestal hand basin, radiator and double glazed window to the front.

### Office

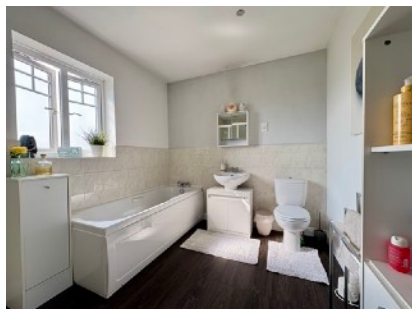
3.2m max x 2.49m (10'6" x 8'2")

Carpet, radiator and double glazed window to the front.

### Living Room

5.5m x 3.92m (18'1" x 12'10")

Carpet, radiator x2, double glazed French doors to the rear, double glazed window to the side, gas fire with decorative surround and satellite TV point.



### Dining Room

3.3m x 2.75m (10'10" x 9')

Carpet, radiator and double glazed window to the front.

### Kitchen Diner

6.15m x 4.9m (20'2" x 16'1")

Tiled flooring, base and wall units, worktops, composite sink and drainer, tiling to water sensitive areas, fitted dishwasher, double electric oven/grill, gas hob, extractor, space for a fridge freezer, double glazed windows and French doors to the rear, radiators x3, doors to the living room and utility.

### Utility Room

2.06m x 1.7m (6'9" x 5'7")

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, tiling to water sensitive areas, boiler, extractor, space for washing machine and dryer and double glazed door to the side.

### First Floor Landing

Carpet, cupboard, loft access (ladder, light and boarded) and doors to:



### Bathroom

3.03m x 2.46m (9'11" x 8'1")

Wood laminate flooring, bath, double shower cubicle, tiling to water sensitive areas, pedestal wash basin, double glazed window to the front, radiator and extractor.

### Bedroom 1

4.63m x 3.62m (15'2" x 11'11")

Carpet, double glazed window to the rear, fitted wardrobes, radiator and door to the en-suite.

### En-Suite

2.84m x 1.43m (9'4" x 4'8")

Wood laminate flooring, dual flush WC, pedestal wash basin, double shower cubicle, tiling to water sensitive areas, double glazed window to the side and extractor.

### Bedroom 2

3.59m x 3.05m (11'9" x 10'0")

Carpet, fitted wardrobe, double glazed window to the rear, radiator and door to the en-suite.



### En-Suite

1.87m x 1.76m (6'2" x 5'9")

Wood laminate flooring, pedestal wash basin, dual flush WC, double shower cubicle, radiator, double glazed window to the side and extractor.

### Bedroom 3

4m x 2.86m (13'1" x 9'5")

Carpet, radiator, double glazed window to the front and fitted wardrobe.

### Bedroom 4

3.4m x 2.58m (11'2" x 8'6")

Carpet, radiator and double glazed window to the front.

### Bedroom 5

2.86m x 2.41m (9'5" x 7'11")

Carpet, radiator and double glazed window to the rear.



### Front Garden

Shrubs, borders, path to the front door and gated side access.

### Rear Garden

Fence enclosed, mainly laid to lawn with large patio and gravelled seating areas, raised beds, power point, tap and gated access to the rear driveway and garage.

### Garage

Double width garage with two up and over doors, right side door opens into a storage area, left side door opens into the main garage space currently used as a games room (light, power and plastered walls/ceilings).

### Driveway

Shared access driveway leads to parking for two cars in front of the double garage.

Ian Jackson  
01604 631403  
07799 777968  
ian@goodchoiceproperty.co.uk  
www.goodchoiceproperty.co.uk  
@iangoodchoice



**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.