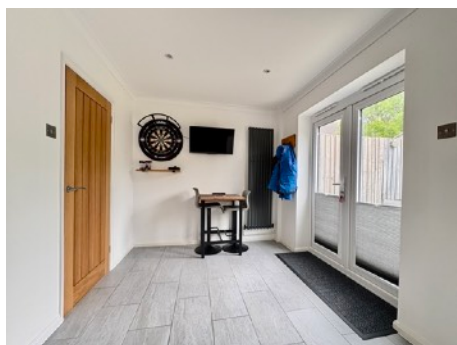


Good Choice Property Sales are proud to offer for sale this recently refurbished, detached property, situated in the popular area of New Duston, near to schools, shops and major road links.

Accommodation includes entrance hall, living room, refitted kitchen diner, utility and WC. To the first floor are three bedrooms and a refitted four piece bathroom. Outside are south facing gardens to the rear, driveway for three cars to front and an integral garage. (A/79m2/M)

**Key Features:**

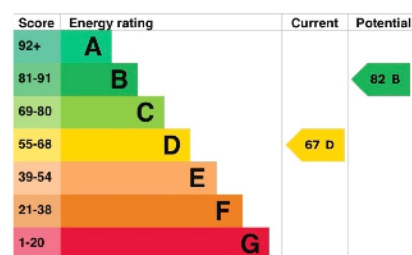
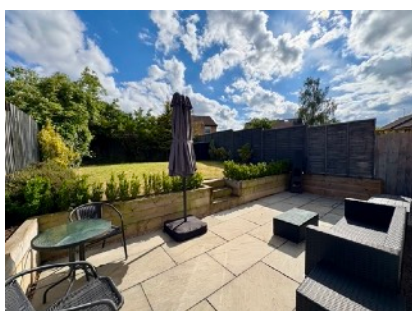
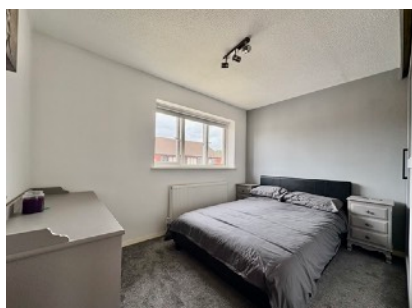
- RECENTLY REFURBISHED
- REFITTED KITCHEN DINER
- UTILITY & WC
- THREE BEDROOMS
- FITTED WARDROBES
- REFITTED FOUR PIECE BATHROOM
- SOUTH FACING - LANDSCAPED REAR GARDEN
- DRIVEWAY FOR THREE CARS
- INTEGRAL GARAGE
- COUNCIL TAX BAND C
- NEAR TO SCHOOLS, SHOPS & MAJOR ROAD LINKS



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



The graph shows this property's current and potential energy rating.

### Entrance Hall

Wood laminate flooring, double glazed window to the front, vertical radiator, doors leading to the garage and living room.

### Living Room

4.33m x 3.36m (14'2 x 11')

Wood laminate flooring, radiator, stairs to the first floor, double glazed window to the front, satellite TV point and door to the kitchen diner.

### Kitchen Diner

2.5m x 5.99m (8'2 x 19'8)

Tiled flooring, base and wall units, worktops, composite sink and drainer, boiling water tap, electric oven, induction hob, vented extractor, fitted dishwasher, space for a fridge freezer, tiling to water sensitive areas, double glazed window and French doors to the rear, vertical radiator and door to the utility.

### Utility

2.49m x 0.96m (8'2 x 3'2)

Tiled flooring, base and wall units, worktops, space for a washing machine and dryer, boiler and door to the WC.

### WC

2.22m x 0.9m (7'3 x 2'11)

Tiled flooring, dual flush wc, mounted wash basin with storage under and radiator.

### First Floor Landing

Carpet, loft access (basic storage), cupboard and doors to:

### Bathroom

2.54m x 2.52m (8'4 x 8'3)

Tiled flooring, double shower cubicle, bath, mounted wash basin with storage under, dual flush wc, tiling to water sensitive areas, radiator and double glazed window to the rear.

### Bedroom 1

4.45m max x 3.35m (14'7 x 11')

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

### Bedroom 2

2.43m x 3.35m (8'1 x 11')

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

### Bedroom 3

2.44m x 2.55m (8' x 8'4)

Carpet, radiator and double glazed window to the front.

### Rear Garden

South facing, fence enclosed, mainly laid to lawn with large patio seating area, shrubs/borders, tap and power point.

### Front Garden

Low maintenance gravel providing off road parking for three cars leading to a single garage and gated access to the rear.

### Garage

4.14m x 2.5m (13'7 x 8'2)

Up and over door, light, power and door to the inner hall.

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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.