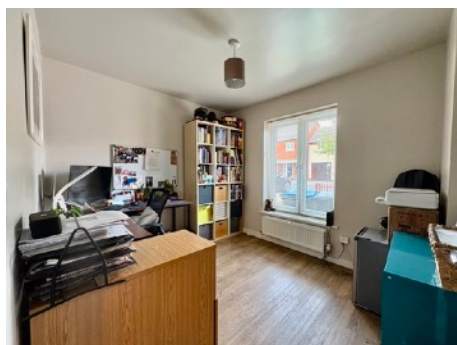


Good Choice Property Sales are proud to offer for sale this well presented, modern detached family home, situated on the popular 'Marina Park' estate in Duston, near to schools, shops, Sixfields leisure complex and major road links.

Accommodation includes entrance hall, WC, family room, office, kitchen, utility and lounge diner. To the first floor are four bedrooms, en-suite and family bathroom. Outside are front and rear gardens with off road parking for two cars. (B/137m2/M)

Key Features:

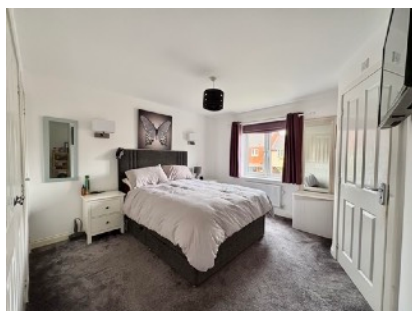
- MODERN DETACHED FAMILY HOME
- HOME OFFICE
- CONVERTED GARAGE IS NOW A FAMILY ROOM
- LOUNGE DINER
- MODERN KITCHEN
- UTILITY & WC
- FOUR BEDROOMS
- EN-SUITE
- SOUTH FACING - LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- NEAR TO SCHOOLS, SHOPS, PARKS, SIXFIELDS & M1
- COUNCIL TAX BAND E



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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

LVT flooring, radiator, double glazed window to the side, cupboard, stairs to the first floor, and doors to:

WC

1.96m x 0.92m (6'5 x 3')

LVT flooring, dual flush wc, pedestal hand basin, radiator, double glazed window to the front and extractor.

Family Room

6m x 2.93m (19'8 x 9'7)

Carpet, radiator and double glazed window to the front.

Lounge Diner

3.34m x 5.48m (10'11 x 18')

Wood laminate flooring, 2x radiators, double glazed window and French doors to the rear.

Kitchen

3.23m x 2.87m (10'7 x 9'5)

LVT flooring, base and wall units, worktops, one and a half stainless steel sink and drainer, double electric oven, gas hob, extractor, splash back, tiling to water sensitive areas, fitted fridge freezer and dishwasher, plinth heater, double glazed window to the rear and door to the utility.

Utility Room

1.7m x 2m (5'7 x 6'7)

LVT flooring, base and wall units, worktops, stainless steel sink and drainer, space for a washing machine and dryer, radiator and double glazed door to the side.

Home Office

2.7m x 3.14m (8'10 x 10'4)

LVT flooring, double glazed window to the front and radiator.

First Floor Landing

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

Bathroom

2.44m max x 1.98m (8' x 6'6)

LVT flooring, dual flush wc, pedestal wash basin, bath with shower over, radiator, double glazed window to the rear and tiling to water sensitive areas.

Bedroom 1

4.29m max x 3.55m (14'1 x 11'8)

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

En-Suite

2m max x 2.29m max (6'7 x 7'6)

LVT flooring, dual flush wc, pedestal wash basin, shower cubicle, radiator, double glazed window to the front and extractor.

Bedroom 2

4.17m max x 3.12m (13'8 x 10'3)

Carpet, double glazed window to the front and radiator.

Bedroom 3

3.51m x 3.19m (11'6 x 10'6)

Carpet, radiator and double glazed window to the rear.

Bedroom 4

2.94m max x 3.19m (9'8 x 10'6)

Carpet, radiator and double glazed window to the rear.

Rear Garden

South facing, fence enclosed, mainly laid to artificial lawn with large patio seating area and decked seating area, shed, tap, power point and light.

Front Garden

Artificial lawn with gated side access to the rear garden and off road parking for two cars.

Agent's Notes

There is a service charge of £300 per annum

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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.