



Good Choice Property Sales are proud to offer for sale this well presented and substantially extended semi detached property situated in the popular area of Duston, near to schools, shops, Sixfields Leisure complex and major road links.

Accommodation includes entrance porch, hall, living room, home office (bedroom 5), open plan kitchen dining living room, utility and WC. To the first floor are four bedrooms, en-suite and family bathroom. Outside are extensive rear gardens with off road parking for three cars to the front. (B/148m2/L)

#### Key Features:

- SUBSTANTIALLY EXTENDED SEMI-DETACHED PROPERTY
- OPEN PLAN KITCHEN - DINING - LIVING ROOM
- UTILITY & WC
- SEPARATE LIVING ROOM
- HOME OFFICE (Or Bedroom 5)
- FOUR GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- OFF ROAD PARKING FOR THREE CARS
- COUNCIL TAX BAND C
- POPULAR LOCATION NEAR TO SHOPS, SCHOOLS, SIXFIELDS LEISURE COMPLEX AND MAJOR ROAD LINKS



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



### Entrance Porch

Entered via a double glazed front door, glass panelled door to the hall.

### Hall

Wood flooring, stairs to the first floor, two cupboards, radiator and doors to:

### Office (Bedroom 5)

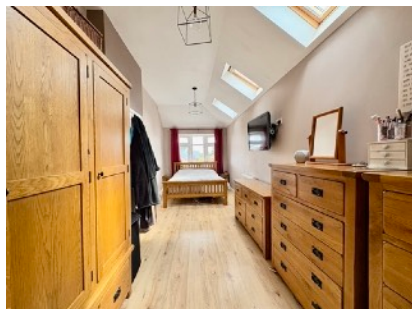
4.3m x 2.28m (14'1 x 7'6)

Wood laminate flooring, double glazed angled bay window to the front and radiator.

### Living Room

3.68m x 3.8m (12'1 x 12'6)

Carpet, gas fire with decorative surround, double glazed bow window to the front and radiator.



### Kitchen Dining Living Room

#### Kitchen Area:

2.68m x 3.59m (8'10 x 11'9)

Wood flooring, base and wall units, tiling to water sensitive areas, butler sink, oak worktops, electric oven, gas hob, extractor, fitted fridge freezer and dishwasher, double glazed window to the rear, breakfast bar and door to the utility room.

#### Dining Area:

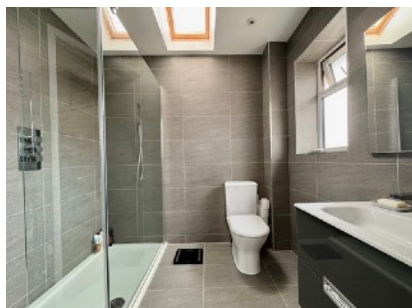
3.65m x 3.31m (12' x 10'10)

Wood flooring and radiator.

#### Living Area:

3.84m x 3.35m (12'7 x 11')

Wood flooring, radiator, double glazed windows to the side and rear, double glazed French doors to the side and two vellux windows.



### Utility Room

5.14m max x 2.28m max (16'10 x 7'6)

Karndean flooring, radiator, base units, worktops, stainless steel sink and drainer, space for a washing machine and dryer, storage, boiler, double glazed door to the garden and door to the WC.

### WC

1.6m x 0.75m (5'3 x 2'6)

Karndean flooring, radiator, pedestal hand basin, dual flush wc, extractor and tiling to water sensitive areas.

### First Floor Landing

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

### Bathroom

2.5m x 2.24m (8'2 x 7'4)

Tiled flooring, dual flush wc, corner bath, shower cubicle, pedestal wash basin, radiator, double glazed window to the rear, extractor and tiling to water sensitive areas.



### Bedroom 1

6.6m x 2.45m (21'8 x 8')

Wood laminate flooring, double glazed angled bay window to the front, radiator, 3x vellux windows and door to the en-suite.

### En-Suite

1.82m x 2.26m (6' x 7'5)

Tiled floor and walls, double shower cubicle with rainfall shower head and additional head, dual flush wc, mounted wash basin with storage under, radiator, double glazed window to the side, vellux window and extractor.



### Bedroom 2

3.68m x 3.52m (12'1 x 11'7)

Stripped floorboards, radiator, double glazed bow window to the front and feature fireplace.

### Bedroom 3

3.68m x 3.53m (12'1 x 11'7)

Carpet, radiator and double glazed window to the rear.

### Bedroom 4

2.76m x 2.26m (9'1 x 7'5)

Carpet, radiator and double glazed window to the rear.

### Rear Garden

Fence enclosed, mainly laid to lawn with block paved seating area, tap, power point, light, vegetable garden with raised beds, area currently used for keeping chickens. shrubs and two sheds.

### 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.