



## Prestbury Road, Duston

### £280,000

Viewing is highly recommended of this beautifully presented semi-detached home situated in the ever-popular Duston area of the town. Ideal for the first-time buyer, young family, or buy-to-let purchaser, this turnkey home is ready to move straight into. Key features are three good-sized bedrooms, two of which are doubles, a spacious lounge ideal for relaxation, a fitted kitchen with a built-in double oven, hob and extractor unit, and a fully tiled bathroom with a shower over the bath. In addition, the home benefits from gas radiator heating and double glazing, a frontage adapted to provide ample off-road parking for several vehicles, a driveway to the side, and a workshop ideal for the hobby enthusiast, those seeking a potential work-from-home space, or needing a good-size storage area. The rear garden is very established and well-maintained, ideal for outside entertaining, with a full-width paved patio, lawn and borders, and a deck area for alfresco dining offering a good degree of privacy

3 x Bed

1 x Bathroom

1 x Reception

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- Beautifully presented throughout
- Three bedrooms
- Lots of off-road parking

- Fitted kitchen with built in oven and hob
- Gas radiator heating and double glazing
- 131 square foot workshop ideal for hobbies or storage





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Viewing Highly Recommended. This beautifully presented semi-detached home, located in the ever-popular Duston area, is a perfect choice for first-time buyers, young families, or buy-to-let investors. Ready to move in, this turnkey property offers a blend of comfort, style, and convenience.

**Key Features:** Three well-proportioned bedrooms, two of which are doubles ideal for family or guests. A spacious lounge, ideal for relaxing at the end of a busy day. A fitted kitchen equipped with a built-in oven, hob, and extractor hood. A fully tiled bathroom with a fitted shower over the bath for added convenience. Additional benefits include gas radiator heating and double glazing for year-round comfort. Outside, the property boasts ample off-road parking for several vehicles at the front as well as a driveway to the side. A versatile workshop ideal for hobbyists, a potential home office or simply ideal storage space. The established gardens are the entertainer's dream with a full-width patio, and a decked area for Alfresco dining. The garden offers a good degree of privacy, making it perfect for outdoor relaxation and gatherings.

This property offers something for everyone. Don't miss out. Schedule your viewing today!

Entrance Hall 5'7 x 5'6

Double glazed entrance door and sidelight, Staircase rising to the first floor, radiator, door to

Lounge 15'9 x 12'11

A light and spacious room with dual aspect double glazed windows to the front and side aspects allowing for an abundance of natural light, feature fireplace with attractive surround, mantle and hearth, stripped skirting boards, coving to ceiling, radiator.

Kitchen/Dining room 9'8 x 9'2

a fitted kitchen in light oak fronted units comprising a single drainer stainless steel sink unit with mixer tap, a comprehensive range of cabinets at base and eye level with ample wood effect worksurfaces, Complimentary tiling, built in double oven, gas hob and extractor canopy, space and plumbing for washing machine, tiled floor, recess cupboard ideal for fridge freezer, double glazed window and door leading out to the rear garden, space for table. coving to ceiling, radiator.

Bathroom 6'2 x 5'6

A fully tiled bathroom with a white suite comprising bath with shower unit and screen over, pedestal wash hand basin, low flush WC, chrome towel radiator, bathroom cabinet and shelf, 'expelair' style extractor unit, opaque double-glazed window to rear aspect.

First Floor Landing 7'9 x 5'9 'L' shaped

Access to loft space, doors to

Bedroom One 11'7 x 9'3 plus cupboard area

A double room with double glazed picture window to front aspect with radiator under, coving to ceiling, recess providing ample wardrobe space, built in storage cupboard

Bedroom Two 14'9 x 7'8

A double room with dual aspect double glazed windows allowing for plenty of natural light, coving to ceiling, radiator, ample wardrobe space.

Bedroom Three 8'8 x 8'0

A good size single bedroom with double glazed window to the rear aspect, radiator, coving.

Outside Front

A good size frontage adapted to provide ample off-road parking for several vehicles, driveway to the side leading to the property entrance, workshop and rear garden.

Workshop

A good-sized timber workshop with power connected, double opening doors and high-level windows to the side, which is ideal for those with hobbies, or requiring storage, or wanting a potential work from home space.

Rear Garden

Beautifully maintained with a good degree of privacy all round. there is a full width paved patio. Laid mainly to lawn with well-stocked borders containing a variety of plants and shrubs, deck area ideal for outside entertaining, gated access to the side returning to the driveway and front of the property.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>1)</sup>  
745.3 ft<sup>2</sup>

Reduced headroom  
4.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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