



41 TIMKEN WAY SOUTH DUSTON, NN5 6FE

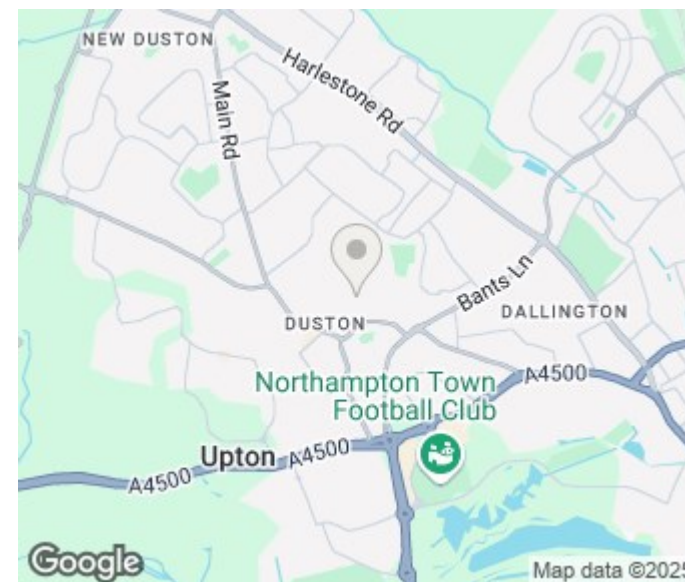
£375,000
FREEHOLD

Stonhills are pleased to present this spacious and well-presented five-bedroom, three-storey detached home in the sought-after area of Duston. Featuring a modern kitchen/diner, bathroom and separate shower room, off-road parking, and a private rear garden. Conveniently located close to local amenities, schools, and transport links. Ideal for families and commuters alike.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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