



**Ryeland Road**  
Duston, Northampton

**oriordanbond**  
SALES & LETTINGS



## Ryeland Road

Duston  
NN5 6XN

PRICE £310,000

Located in a popular area of Duston is this well presented three bedroom semi-detached home, offering bright and spacious accommodation throughout. This is an ideal property for families and first time buyers alike.

The ground floor comprises entrance hall, a generous living room, and a modern kitchen/diner with ample storage and sliding doors leading to the rear garden. Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles, along with a stylish refitted family bathroom and landing. Outside, the front of the property boasts a large driveway providing off road parking for 5-7 vehicles and access to a garage, discreetly positioned behind a wooden gate. To the rear, the landscaped garden features a block-paved seating area and a raised lawn, ideal for relaxing or outdoor entertaining. Further benefits include uPVC double glazing, gas radiator heating, and a convenient location close to local amenities, schools, and transport links. A superb, move in ready home. (B/846/M)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

