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# Liberty Drive, Duston, NN5 6TU

£290,000 Detached

3 1 1



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Service Award**

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Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this extended three bedroom detached home in a cul-de-sac location.

## Features & Utilities

- ✓ Extended
- ✓ Three Double Bedrooms
- ✓ Separate WC To Bedroom One
- ✓ Garage
- ✓ Kitchen/Dining Room
- ✓ Cul-De-Sac Location
- ✓ uPVC Double Glazing
- ✓ Gas Radiator Heating

# Property Overview

Jackson Grundy are delighted to welcome to the market this extended three bedroom detached home in a cul-de-sac location. The accommodation comprises hallway, lounge, kitchen/dining room, conservatory with insulated roof and internal access to the single garage. Upstairs there are three bedrooms and the family bathroom, the main bedroom also benefits from a separate WC and hand wash basin. Further benefits include private garden, garage and off-road parking. EPC Rating: D. Council Tax Band: C

## ENTRANCE HALL

Frosted uPVC double glazed entrance door. Radiator. Staircase rising to first floor landing. Wood effect flooring. Door to:

## LOUNGE 4.03m x 3.53m (13'2 x 11'7)

Box bay window to front elevation. Radiator. Marble hearth with plaster mantel piece. Coving. Door to:

## KITCHEN/DINING ROOM 3.45m x 4.52m (11'4 x 14'10)

Dining Area: uPVC double glazed window to rear elevation. Door to conservatory. Radiator. Storage cupboard. Wood effect flooring.

Kitchen Area: uPVC double glazed window to rear elevation. Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Tiling to splash back areas. Gas hob, oven and extractor. Tile effect lino. Space for washing machine and upright fridge/freezer. Door to garage.

## CONSERVATORY 2.66m x 2.67m (8'9 x 8'9)

Low level brick wall. Double glazed windows and door to garden. Insulated ceiling. Radiator.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

## BEDROOM ONE 5.06m x 2.54m (16'7 x 8'4)

Two Velux windows to rear elevation. uPVC double glazed window to front elevation. Radiator. Exposed floorboards. Sliding door to WC.

## WC

Frosted uPVC double glazed window to front elevation. Suite comprising WC and wash hand basin. Half tiled wall. Exposed floorboards.

## BEDROOM TWO 2.49m x 4.55m (8'2 x 14'11)

uPVC double glazed window to front elevation. Radiator. Exposed floorboards. Storage cupboard over stairs.

## BEDROOM THREE 3.04m x 4.56m (10'0 x 14'11)

Two uPVC double glazed windows to rear elevation. Two radiators. Exposed floorboards.

## BATHROOM

Frosted uPVC double glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin and panelled bath with shower over. Tiling to splash back areas. Shaver point.

## OUTSIDE

### FRONT GARDEN

Steps down to front door. Hedging and bushes to front.

### GARAGE 5.20m x 2.59m (17'1 x 8'6)

Up and over door. Power and light connected. Door to rear garden.

### REAR GARDEN

Enclosed by panelled fencing. Decked patio with fence surround. Hedging and planting. Artificial lawn. Summerhouse and shed. Raised beds for planting. Access to garage.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

Under Section 21 of The Estate Agents Act, we are obliged to inform you that the vendor of this property is an employee of Jackson Grundy Estate Agents.

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

### **AGENTS NOTES**

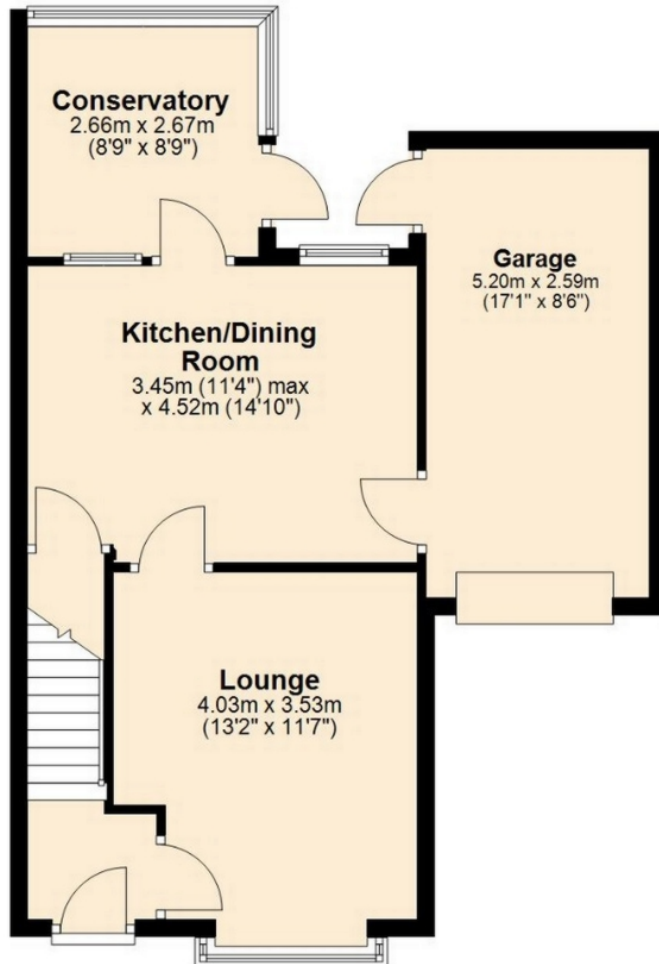
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



# Floorplan

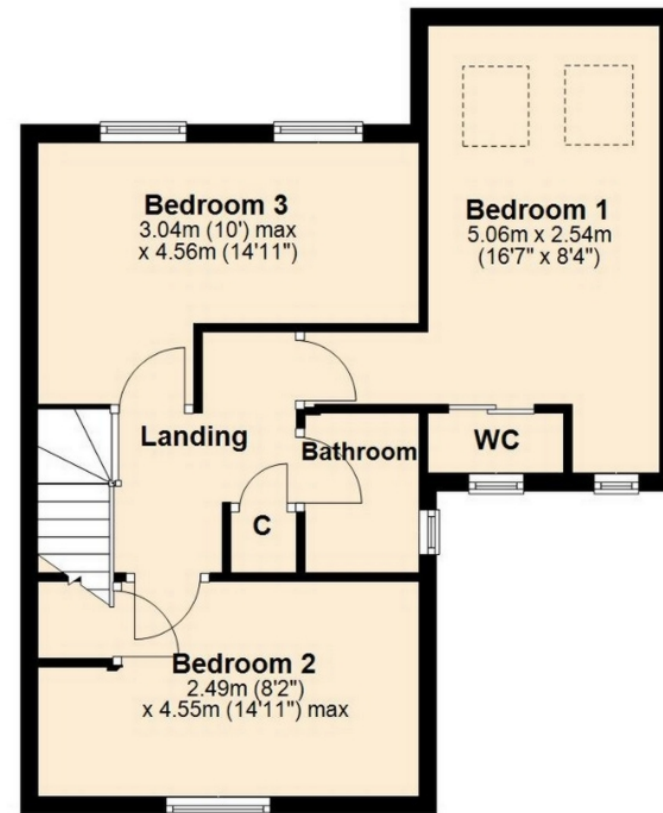
## Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 103.6 sq. metres (1114.6 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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