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Liberty Drive, Duston, NN5 6TU

£350,000 - Offers in Excess of Detached



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to welcome to the market this well presented four bedroom detached home in this popular location in Duston.

Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Garage
- ✓ Conservatory
- ✓ En-Suite To Bedroom One
- ✓ Parking & Green To Front
- ✓ Downstairs WC
- ✓ Open Kitchen/Dining Room



Property Overview

Jackson Grundy are delighted to welcome to the market this well presented four bedroom detached home in this popular location in Duston. The accommodation comprises entrance hall, open kitchen/dining room, separate utility room, WC, conservatory with warm roof and front facing lounge. Upstairs there are four bedrooms and a refitted family bathroom, the main bedroom also has a re-fitted shower room. Further benefits include single garage, parking, gas central heating and uPVC double glazing. EPC Rating: D. Council Tax Band: D

HALL

uPVC double glazed entrance door. Radiator. Under-stairs cupboard. Radiator. Wooden doors to:

WC

Double glazed window to side elevation. Radiator. Suite comprising elevated wash hand basin with mixer tap and low level WC. Tiling to splash back areas.

LOUNGE 3.24m x 5.94m (10'7" x 19'5")

uPVC double glazed windows to front and side elevations. Two radiators. Coving.

KITCHEN/DINING ROOM 2.92m x 5.94m (9'6" x 19'5")

French doors to conservatory. Radiator. Wall and base units. Work surfaces. Stainless steel sink and drainer. Gas hob, oven and grill. Tiling to splash back areas.

UTILITY 1.84m x 1.60m (6' x 5'2")

Double glazed door to side elevation. Wall units. Work surfaces. Space for washing machine and tumble dryer. Tiling to splash back areas. Wall mounted boiler.

CONSERVATORY 3.07m x 5.94m (10' x 19'5")

Low level brick wall and uPVC construction. uPVC windows and doors. Warm roof. Door to garage.

FIRST FLOOR LANDING

Radiator. Airing cupboard. Doors to:

BEDROOM ONE 3.22m x 2.86m (10'6" x 9'4")

Double glazed box bay window to front elevation. Radiator. Built in wardrobe. Coving. Door to:

EN-SUITE

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising wash hand basin in vanity unit, corner shower cubicle and WC. Tiling to splash back areas. Spotlights. Extractor.

BEDROOM TWO 3.17m x 3.38m (10'4" x 11'1")

uPVC double glazed window to rear elevation. Loft access. Built in wardrobes.

BEDROOM THREE 1.95m x 2.47m (6'4" x 8'1")

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.92m x 2.63m (9'6" x 8'7")

Double glazed window to front elevation. Radiator. Built in wardrobe.

BATHROOM

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin set in vanity unit. Tiling to splash back areas. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Off road parking to front and in front of garage. Lawned area.

GARAGE 5.26m x 2.49m (17'3" x 8'2")

Up and over door. Loft storage. Power and light.

REAR GARDEN

Enclosed by panelled fencing. Lawn. Tiled patio. Side access.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

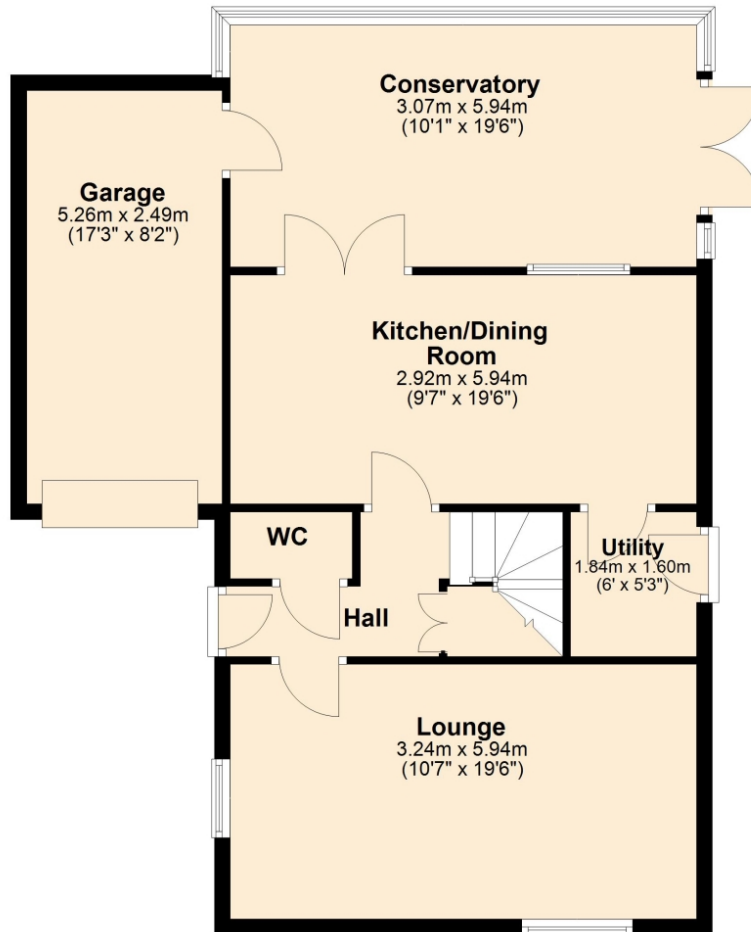
AGENTS NOTES

i Viewings by appointment only through us 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

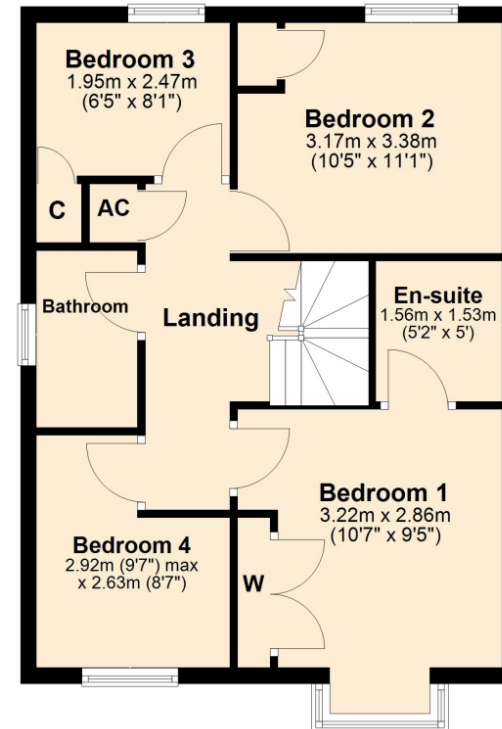
Ground Floor

Approx. 81.1 sq. metres (873.2 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 130.2 sq. metres (1401.9 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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