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# Main Road, Duston, NN5 6RD

£360,000 Semi-Detached

3 1 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A superbly presented and extended three bedroom semi-detached home on the popular Main Road location of Duston.

## Features & Utilities

- ✓ Immaculate Condition
- ✓ Ample Front Off Road Parking
- ✓ Long West Facing Rear Garden
- ✓ Extended At The Rear
- ✓ Refitted Throughout
- ✓ Utility Room, Shower Room & WC Downstairs
- ✓ Purpose Built Summerhouse
- ✓ Stunning Kitchen



# Property Overview

Jackson Grundy are delighted to welcome to the market this superbly presented and extended three bedroom semi-detached home on the popular Main Road location of Duston. The accommodation comprises entrance hall, bay fronted lounge, dining room, modern kitchen extension to the rear with bi-fold doors looking up the garden, utility room with WC and shower. Upstairs there are three bedrooms and a modern refitted bathroom. Further benefits include ample parking, west facing rear garden and purpose built "man cave" in the garden. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE HALL

Storm porch entry. Composite entrance door with inset frosted double glazed windows either side. Radiator. Wood effect flooring. Staircase rising to first floor landing with runner.

## LOUNGE 3.35m x 3.61m (11'0 x 11'10)

uPVC double glazed bay window to front elevation. Radiator. Wood effect flooring.

## DINING ROOM 3.33m x 3.28m (10'11 x 10'9)

Wood effect flooring. Radiator. Door to:

## SHOWER ROOM/UTILITY 1.99m x 1.97m (6'6 x 6'6)

Frosted uPVC double glazed window to side elevation. Heated towel rail. Corner shower cubicle, WC and wash hand basin set in vanity unit. Plumbing for washing machine. Spotlights. Extractor.

## KITCHEN/DINING ROOM 3.61m x 4.83m (11'10 x 15'10)

uPVC double glazed bi-fold doors to rear elevation. uPVC double glazed window to rear elevation. A range of wall and base units. Stainless steel sink with mixer tap. Integrated five ring gas hob, extractor over and oven below. Tiling to splash back areas. Integrated fridge/freezer. Spotlights. Roof lantern.

## FIRST FLOOR LANDING

Single glazed window with stained glass to side elevation. Doors to:

### **BEDROOM ONE 3.33m x 3.25m (10'11 x 10'8)**

uPVC double glazed bay window to front elevation. Radiator. Wood effect flooring.

### **BEDROOM TWO 3.36m x 3.25m (11'0 x 10'8)**

uPVC double glazed window to rear elevation. Radiator. Wood effect flooring. Built in wardrobe.

### **BEDROOM THREE 2.30m x 1.69m (7'7 x 5'6)**

uPVC double glazed window to front elevation. Radiator. Wood effect flooring.

### **BATHROOM 2.02m x 1.74m (6'7 x 5'8)**

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and electric shower over, WC and wash hand basin set in modern counter top and vanity unit. Tiling to splash back areas. Tile effect flooring. Access to boarded loft space with light and ladder.

### **OUTSIDE**

#### **FRONT GARDEN**

Ample stoned parking.

#### **REAR GARDEN**

Enclosed with concrete and brick wall, and panelled fencing. Side access via gate. Rear patio. Purpose built summerhouse with power and light, bar, uPVC double glazed bi-fold doors and insulated.

### **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

### DRAFT DETAILS

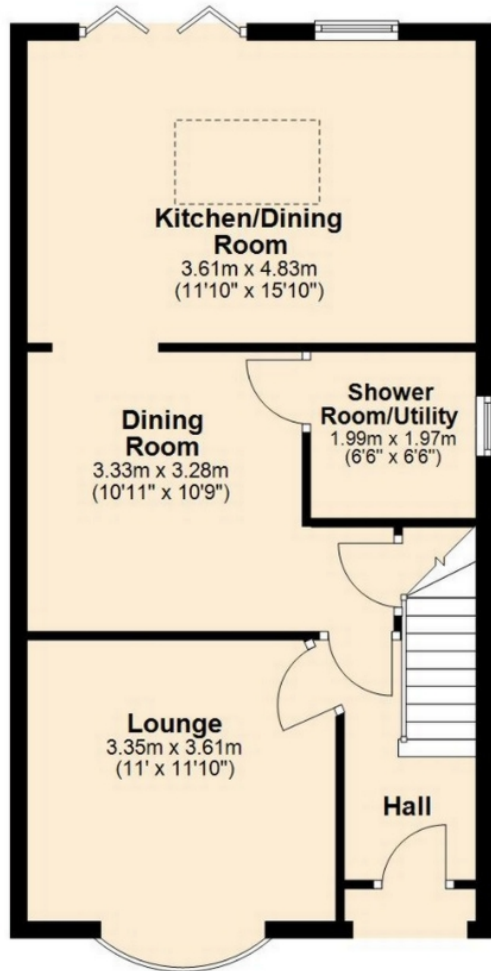
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### AGENTS NOTES

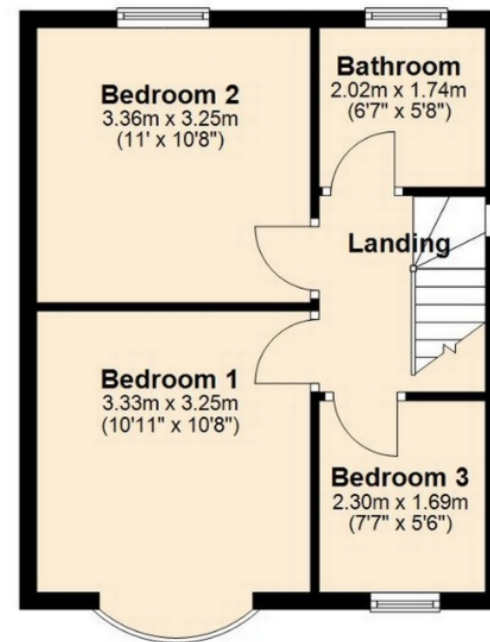
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor



Total area: approx. 90.5 sq. metres (974.4 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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