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Malcolm Drive, Duston, NN5 5NH

£249,995 Semi-Detached

3 1 2



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to welcome to the market this three bedroom bay fronted semi-detached property with off-road parking.

Features & Utilities

- ✓ Popular Location
- ✓ Off Road Parking To Front
- ✓ Private Rear Garden
- ✓ Gas Radiator Heating & Double Glazing
- ✓ Three Bedroom Semi
- ✓ Refitted Shower Room



Property Overview

Jackson Grundy are delighted to welcome to the market this three bedroom bay fronted semi-detached property with off-road parking. The accommodation comprises entrance hallway, bay fronted lounge, dining room and kitchen. Upstairs there are three bedrooms and a refitted shower room. Further benefits include gas central heating and double glazing. EPC Rating: D. Council Tax Band: B

ENTRANCE HALL

Double glazed entrance door with inset obscure window. Radiator. Stairs rising to first floor landing. Cupboard. Fuseboard. Understairs storage. Doors to:

LOUNGE 3.17m x 3.41m (10'4" x 11'2")

Double glazed bay window to front elevation. Radiator. Feature fireplace. Coving.

DINING ROOM 3.49m x 3.02m (11'5" x 9'10")

Double glazed French doors to rear elevation. Feature electric fireplace with surround. Coving. Radiator.

KITCHEN 3.48m x 2.10m (11'5" x 6'10")

Double glazed window to rear elevation. Wall and base units. One and a half stainless steel sink with mixer tap. Gas hob, oven. Space for fridge/freezer and washing machine. Obscure glazed door to side elevation. Tiling to splash back areas. Tiled floor.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Access to loft. Doors to:

BEDROOM ONE 3.49m x 3.08m (11'5" x 10'1")

Double glazed window to rear elevation. Radiator. Built in storage cupboard with combination boiler (dated 2017).

BEDROOM TWO 3.21m x 3.07m (10'6" x 10')

Double glazed bay window to front elevation. Radiator. Chimney breast.

BEDROOM THREE 2.24m x 2.08m (7'4" x 6'9")

Double glazed window to front elevation. Radiator.

SHOWER ROOM

Double glazed window to rear elevation. Heated towel rail. Suite comprising pedestal hand wash basin with mixer tap, WC and corner shower cubicle with electric shower over. Fully tiled. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Off-road parking to front.

REAR GARDEN

Gated side access to front. Mainly laid to lawn. Enclosed by panelled fencing. Shed and hedge to side. Southerly facing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band B

EPC Rating – D

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 – Off-street

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

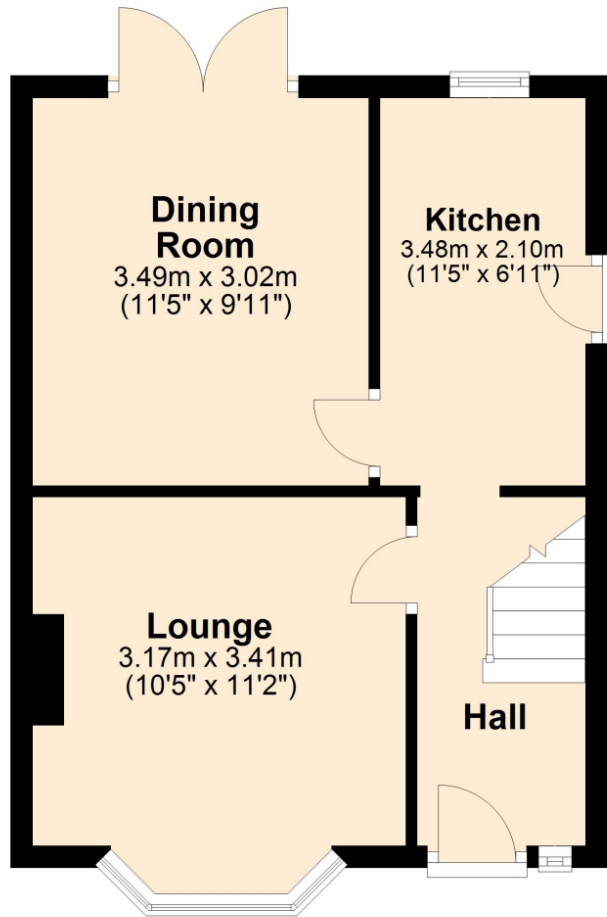
AGENTS NOTES

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

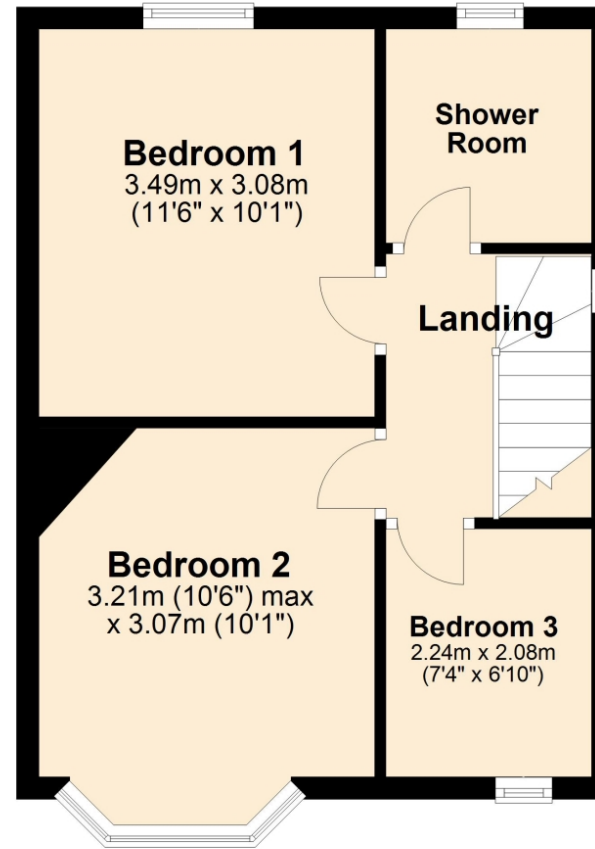
Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 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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