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## Martel Close, Duston, NN5 6HA

£349,995 Detached

4 1 2



Department: Sales

Tenure: Freehold





## Property Summary

Jackson Grundy welcome to the market this wellpresented home offering comfortable and versatile living. The property features a bright and welcoming entrancehall, a spacious lounge ideal for relaxing or entertaining, and a fitted kitchen with ample storage and worktopspace.

## Features & Utilities

- ✓ No Chain
- ✓ Four Bedroom Detached
- ✓ Re-fitted Downstairs WC
- ✓ Garage & Parking
- ✓ Cul-De-Sac Location
- ✓ Re-fitted Shower Room
- ✓ Popular Location
- ✓ Double Glazing & Gas Radiator Heating

# Property Overview

The ground floor offers well balanced and versatile living space, ideal for family life. A spacious lounge is positioned to the front, filled with natural light from the large window and providing ample room for seating. To the rear, a separate dining room overlooks the garden and is perfect for entertaining. The fitted kitchen is well arranged with good storage and worktop space, with a door leading directly to the garden. Completing the ground floor is a modern cloakroom/WC and welcoming entrance hallway.

The first floor offers well proportioned accommodation, ideal for family living. There are four bedrooms comprising two generous doubles and a two further bedrooms, all enjoying pleasant outlooks and ample space for furnishings. The principal bedroom benefits from fitted storage, while the remaining rooms are versatile for guests or home working. Completing the floor is a modern shower room, fitted with a walk in shower, wash basin and WC, finished in neutral tiling and enhanced by natural light from a window.

The property enjoys an attractive frontage set within a quiet residential close, with a neat lawn, established shrubs and a pathway to the entrance, alongside a driveway leading to a single garage. To the rear is a private, enclosed garden featuring a well maintained lawn, paved patio seating area and mature planting. Secure brick and fenced boundaries provide privacy, making the garden ideal for relaxing, entertaining or family use.

EPC Rating: TBC. Council Tax Band: D

**GROUND FLOOR**

**HALLWAY**

**DOWNSTAIRS WC**

**LOUNGE**

**DINING ROOM**

**KITCHEN**

## FIRST FLOOR

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE**

**REAR GARDEN**

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – Ask Agent

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**

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan





## 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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