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Millway, Duston, NN5 6ES

£425,000 Semi-Detached

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feefo

Department: Sales

Tenure: Freehold



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Property Summary

Pleasantly positioned with generously sized established front and rear gardens, is this very well presented three/four bedroom mature property.

Features & Utilities

- ✓ Very Well Presented
- ✓ Three/Four Bedrooms
- ✓ Refitted Bathroom Suite
- ✓ Sun Room
- ✓ Good Size Front and Rear Gardens
- ✓ Detached Garage
- ✓ Driveway

Property Overview

Pleasantly positioned with generous sized established front and rear gardens, is this very well presented three/four bedroom mature property. Having been lovingly occupied by the current owners for in excess of thirty years, the property's accommodation comprises entrance hall, lounge/dining room with bay window to the front elevation, sun room and kitchen. To the first floor is the principal bedroom, bedroom two, refitted bathroom and bedroom four. Stairs lead to second floor and bedroom three with walk in wardrobe. Externally, there is a driveway providing off road parking for several vehicles, a detached garage and front and rear gardens. A viewing is strongly recommended to fully appreciate this well cared for property. EPC Rating: D. Council Tax Band: C.

Enter via arched double opening doors with obscure glass inset panels into:

ENTRANCE HALL

Cloaks cupboard. Radiator. Understairs cupboard. Stairs rising to first floor. Door into:

LOUNGE 3.16m x 3.60m (10'4 x 11'10) / DINING ROOM 5.19m x 3.46m (17' x 11'4)

Double glazed bay window to front elevation. Radiators. Feature gas coal effect fire with marble surround and mantle over. Display shelving unit into recess. Wall lights. Coving to ceiling. Glass panel door into kitchen. Sliding double glazed doors into sun room.

KITCHEN 4.03m x 2.11m (13'3 x 6'11)

uPVC double glazed windows to both side and rear elevations. Base and wall mounted units with roll top work surface over. Integrated oven and gas hob with extractor over. Integrated dishwasher. Plumbing for washing machine. Radiator. Pantry cupboard. Recessed spot lights to ceiling. Door to side porch.

SUN ROOM 3.01m x 2.93m (9'10 x 9'7)

Built by Everitt & Jones, this bespoke hardwood sunroom, with double glazed windows to both rear and side elevations. Double glazed door leading to rear garden. Radiator. Tiled flooring. Wall lights. Pitched glass roof.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors leading to rooms:

BEDROOM ONE 4.51m x 3.04m (14'9 x 10)

Double glazed bay window to front elevation. Radiator. Built in wardrobes and overhead storage cupboards. Reading lights.

BEDROOM TWO 3.72 x 2.67m (12'2 x 8'9)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes and overhead storage cupboards.

BEDROOM FOUR 2.19m x 2.01m (7'2 x 6'7)

Secondary glazed window to front elevation. Radiator. Door with stairs rising to second floor.

BATHROOM 2.62m max x 2.40m (8'7 x 7'10)

uPVC obscure window to side elevation. Heated towel rail. Extractor fan. Spot lights to ceiling. White fitted suite consisting of pea shaped bath with shower over and glass shower screen. Wash hand basin with mixer tap and storage cupboard under. Dual flush WC with concealed cistern. Airing cupboard housing replacement Worcester combination boiler, installed in 2024. Tiled to full height. Tiled flooring.

SECOND FLOOR

BEDROOM THREE 3.81m x 3.23m (12'6 x 10'7)

uPVC obscure double glazed window to side elevation. Velux window to rear elevation. Radiator. Access into eaves storage space. Door into walk in wardrobe area.

OUTSIDE

FRONT GARDEN

Lawned front garden with mature planting and trees and stocked borders. Courtesy door into garage. Driveway providing off road parking for several vehicles. Set behind wooden five bar gates. External lighting. Bin/recycling storage area. External tap. Gated access.

REAR GARDEN

Private mature rear garden with paved patio seating area with the remainder of garden laid to lawn. Deep bedding borders. Pine tree and fir tree. Timber storage shed. Timber summer house with power and lighting connected. Greenhouse.

GARAGE

Detached wooden double opening doors with eaves storage power and lighting connected. Courtesy door to side elevation.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

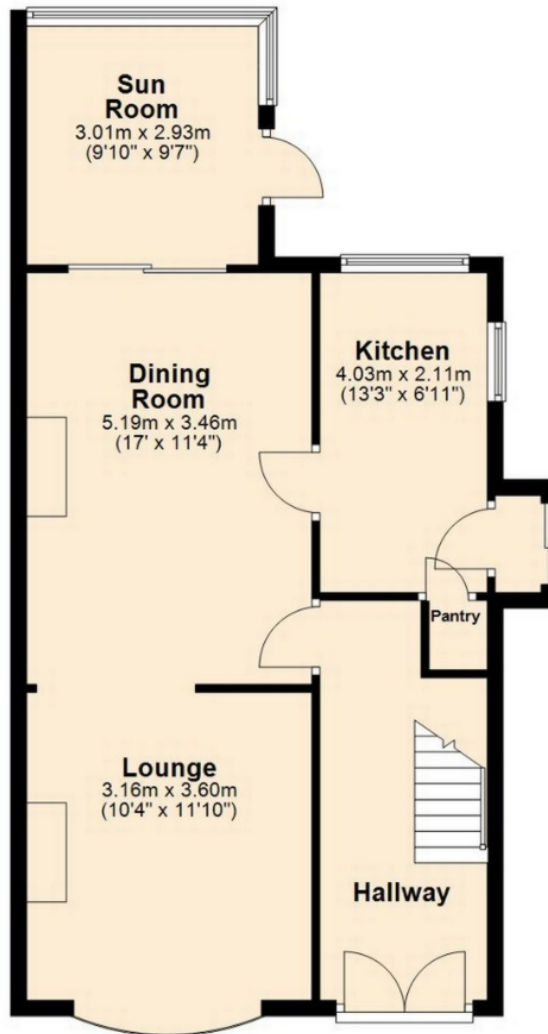
AGENTS NOTES

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

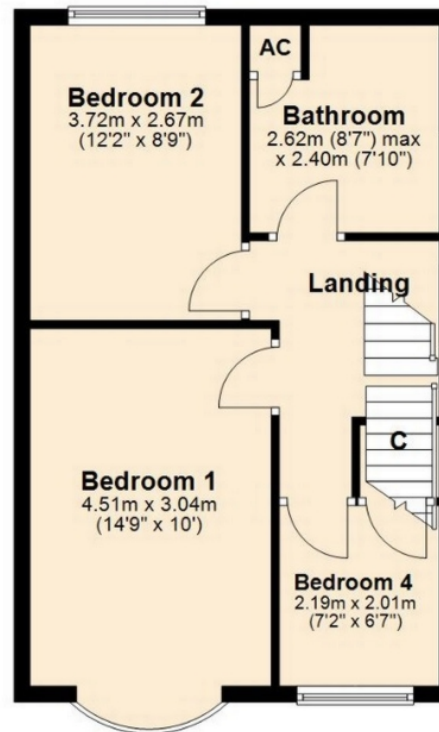
intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only 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

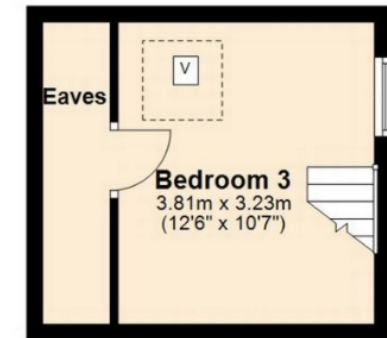
Ground Floor



First Floor



Second Floor





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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