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# Norman Snow Way, Duston, NN5 6FH

£290,000 Semi-Detached

3 2 1



Department: Sales

Tenure: Freehold



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## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached home in this popular location on the Timken development in Duston.

## Features & Utilities

- ✓ Well Presented
- ✓ Garage & Carport
- ✓ Private Garden
- ✓ Kitchen/Diner
- ✓ En-Suite
- ✓ Popular Location



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom semi-detached home in this popular location on the Timken development in Duston. Consisting of entrance hall, w/c, lounge, kitchen/dining room. Upstairs there are three bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite shower room. Further benefits include garage and carport, gas central heating and double glazing. EPC Rating: C. Council Tax Band: C.

## ENTRANCE HALLWAY

Obscure glazed front door. Radiator. Wood effect flooring. Doors Adjoining.

## WC

Wash hand basin with mixer tap in vanity unit. WC. Tiled splashback. Radiator. Wood effect flooring.

## LOUNGE 4.67m x 3.26m (15'3" x 10'8")

Hardwood double glazed box bay window to front elevation. Radiator. Wood effect flooring. Built in storage cupboard.

## INNER HALLWAY

Stairs leading to first floor. Door to kitchen. Radiator.

## KITCHEN/DINING ROOM 3.54m x 4.75m (11'7" x 15'7")

Double glazed French door and window to rear elevation. Radiator. Stainless steel sink with mixer tap. Wall mounted and base level units with work surface over. Gas hob and oven and extractor over. Stainless steel splashback. Space for washing machine and upright fridge freezer. Built wall units.

## FIRST FLOOR LANDING

Loft access. Doors adjoining.

## BEDROOM ONE 3.02m x 0.17m (9'10" x 6")

Hardwood double glazed window to rear elevation. Seven built in cupboards. Door to en-suite.

**EN-SUITE 2.77m x 1.44m (9'1" x 4'8")**

Obscure hardwood double glazed window to rear elevation. Radiator. Wash has basin with mixer tap. WC. Shower cubicle. Tiled splashback and floor. Extractor.

**BEDROOM TWO 3.46m x (11'4" x )**

Hardwood double glazed window to front elevation. Radiator.

**BEDROOM THREE 2.51m x 2.19m (8'2" x 7'2")**

Hardwood double glazed window to front elevation. Radiator.

**BATHROOM 1.93m x (6'3" x )**

Panel bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. WC. Radiator. Tiled splashback and floor. Extractor.

**OUTSIDE****FRONT GARDEN**

Path to front door. Hedging to front. Block paved. Carport.

**GARAGE**

Large garage with up and over door. Power and lighting. Rafter storage. Door to rear garden.

**REAR GARDEN**

Large garden with patio area and laid to lawn.

**DRAFT DETAILS**

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

**AGENTS NOTES**

Communal area contribution: £156.00 pa.

## MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

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 – Parking, Driveway, Single 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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

## AGENTS NOTES

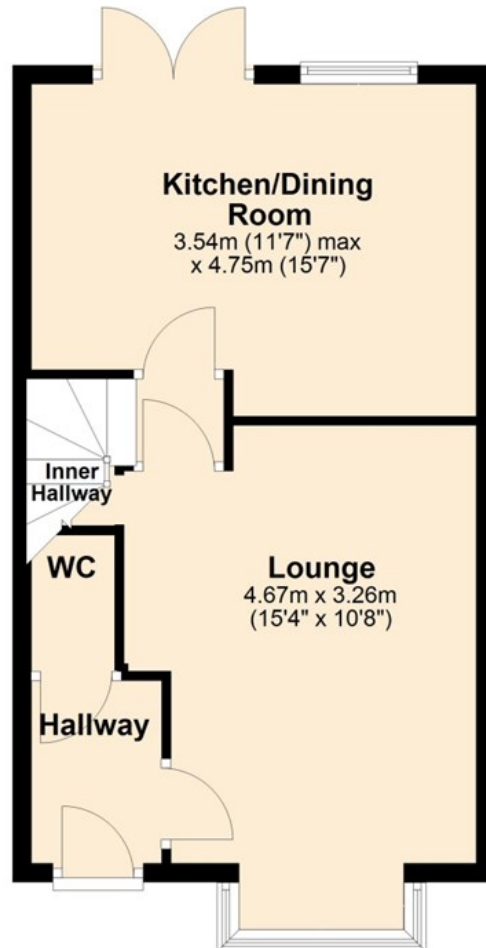
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any

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

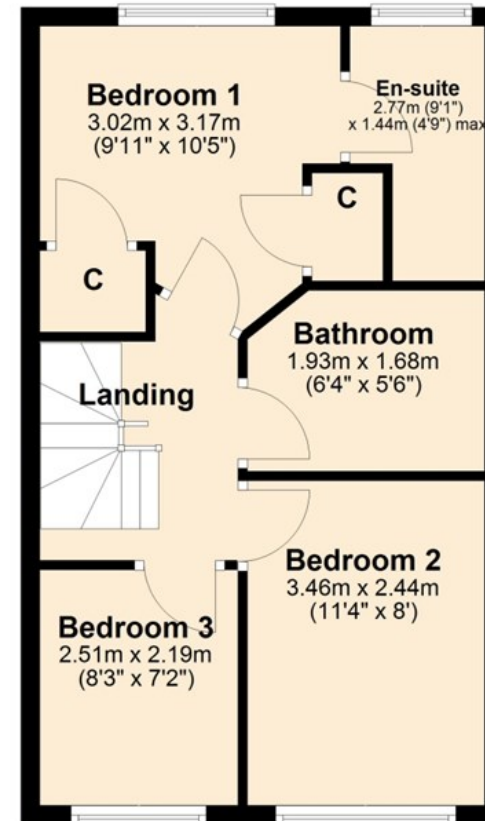
## Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 80.2 sq. metres (862.9 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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