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# Orchard Way, Duston, NN5 6HG

£295,000 Bungalow

3 1 1



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Department: Sales

Tenure: Freehold



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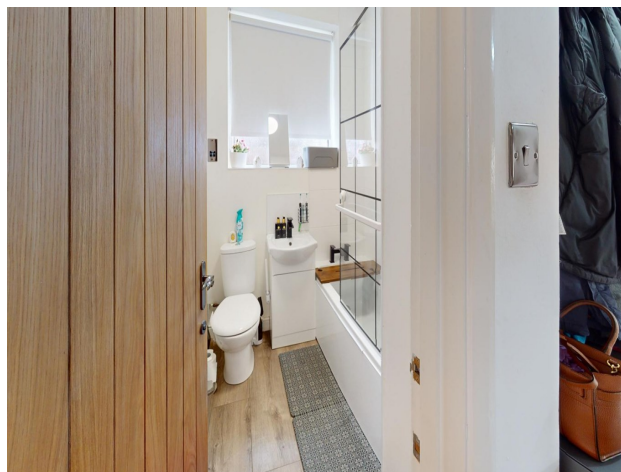


## Property Summary

Jackson Grundy are delighted to welcome to the market this well presented and refurbished three bedroom semi-detached dormer bungalow with garage in this highly desirable village location of Duston.

## Features & Utilities

- ✓ Immaculate Condition
- ✓ Garage & Off Road Parking
- ✓ Fully Refurbished
- ✓ Kitchen/Lounge/Dining Room
- ✓ Three Bedrooms
- ✓ Private Rear Garden
- ✓ Popular Village Location



# Property Overview

Jackson Grundy are delighted to welcome to the market this well presented and refurbished three bedroom semi-detached dormer bungalow with garage in this highly desirable village location of Duston. Consisting of entrance hall, refitted bathroom, two front facing bedrooms, extended lounge/kitchen/dining room fully refitted to a high standard. Upstairs there is a further bedroom with views to the rear. Further benefits include off-road parking, larger than normal garage and private rear garden. EPC Rating: TBC. Council Tax Band: B.

## STORM PORCH

Double glazed door. Chequered flooring. Solid oak door to hallway.

## HALLWAY

Wood effect flooring. Radiator. Doors leading to all rooms. Fuse box.

## BEDROOM TWO 2.25m x 2.87m (7'5 x 9'5)

Leaded light double glazed window to front elevation. Radiator. Wood effect flooring. Coving.

## BEDROOM ONE 3.60m max x 3.16m (11.10 x 10'5)

Leaded light double glazed window to front elevation. Coving. Wood effect flooring.

## BATHROOM

Opaque double glazed window to side elevation. WC. Wash hand basin in vanity unit with mixer tap over. Panel bath with shower over and mixer tap. Heater. Extractor. Wood effect flooring. Shaver point.

## KITCHEN/LOUNGE/DINING ROOM 5.16m x 6.13 (20'3 x 20'1)

## KITCHEN

Double glazed window to rear elevation and side door. Wall mounted and base units with work surface over. Composite one and a half sink with nozzle mixer tap. Combination boiler (Ideal 3 years old). Induction hob and oven. Extractor over. Space for dishwasher and upright fridge freezer. Tile splashback. Spotlights. Breakfast bar.

### **LOUNGE**

French doors to lounge. Upright wall mounted radiator. Wood effect flooring. Cupboard. Stairs to bedroom three.

### **DINING ROOM**

Circular Wooden window to side elevation. Radiator. Spotlights. Wood effect flooring.

### **CONSERVATORY 2.34m x 2.95m (7'8 x 9'8)**

Low level brick wall, double glazed windows and doors. Radiator. Lino.

### **FIRST FLOOR LANDING**

### **BEDROOM THREE 3.65m x 2.54m (12' x 8'4)**

Double glazed window to rear elevation. Two storage cupboards. Radiator. Wood effect floor.

### **OUTSIDE**

#### **FRONT**

Off road parking to front and side.

#### **REAR**

Enclosed panel fence. Tiled patio with small retaining wall and borders. Laid to lawn. Patio. Door to garage.

#### **GARAGE**

Double doors to front. Power and lighting. Side door. Window to rear elevation. Car pit.

### **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 – Yes

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

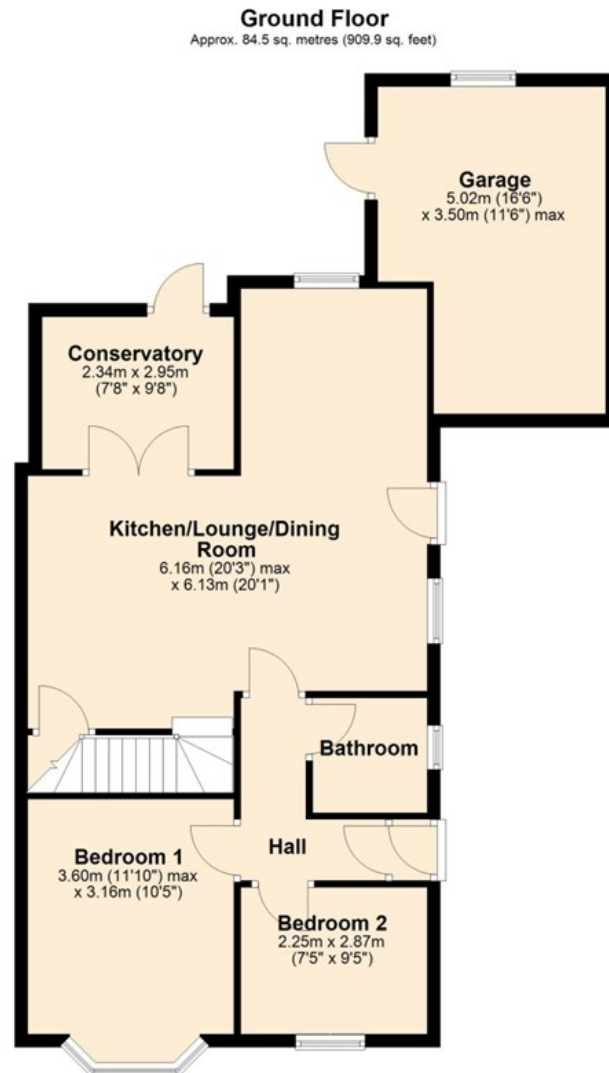
### **DRAFT DETAILS**

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



Total area: approx. 100.0 sq. metres (1076.2 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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