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Weedon Road, Duston, NN5 4EX

£450,000 Semi-Detached

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Duston
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Property Summary

The ground floor of The Pines offers a warm and characterful layout, combining period charm with practical living space. A welcoming entrance hall leads to a beautifully presented sitting room featuring large windows and an inviting atmosphere. There is a separate dining room with an attractive fireplace, ideal for family meals and entertaining. The well equipped kitchen enjoys views over the garden and provides ample worktop and storage space. Additional ground floor features include a useful cloakroom and access to a versatile office/workspace ideal for working from home. The layout flows well, creating a comfortable and functional living environment. There is also a useful downstairs WC.

The first floor offers well proportioned and beautifully presented accommodation. The main bedroom is a generous double, enjoying pleasant views and a calm, neutral décor. A further bedroom provides flexible space, ideal for guests, or child's room. Completing the floor is a stylish and contemporary family bathroom, fitted with a freestanding bath, separate shower enclosure, modern vanity unit and elegant tiling. A bright landing with feature staircase and natural light enhances the sense of space and character, linking all rooms seamlessly and creating a comfortable and inviting first floor layout.

The top floor offers a superb, characterful bedroom suite with impressive vaulted ceilings, exposed beams and windows that offer plenty of natural light. The generous bedroom area easily accommodates a large bed and furniture, while a separate seating or dressing area provides flexibility for relaxation or home working. An open balustrade overlooks the stairwell, creating a bright and airy feel, making this an ideal principal bedroom or stylish guest suite.

The property is approached via a private gravel driveway with secure gated access leading to a large double garage with plenty of room for parking, general storage and a bonus car inspection pit. Set behind attractive brick boundary walls and mature planting, the

its character and privacy.

To the rear is a particularly generous and mature garden, laid mainly to lawn with well stocked borders, established trees and a high degree of seclusion. A paved patio area provides an ideal space for outdoor dining and entertaining, while additional seating and small patio areas are tucked away within the garden. The grounds offer a tranquil, leafy setting with plenty of space for relaxation and enjoyment.

EPC Rating: E. Council Tax Band: D





Floorplan



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.



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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