



THE ESTATE AGENTS
1977



Ash Tree Road, Duston, Northampton NN5 6GW
Offers Over £330,000 - Freehold



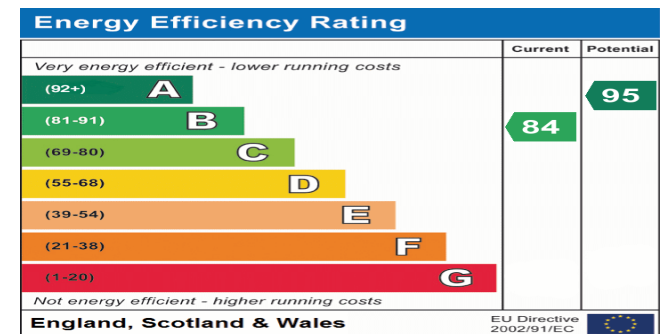
PROPERTY DESCRIPTION

The Estate Agents are pleased to present this beautifully presented, three bedroom, detached property in a sought after area of Duston. Built in 2021, the spacious accommodation briefly comprises; a light and welcoming entrance hall, living room, stunning open plan kitchen/dining room and cloakroom. On the first floor there's a family bathroom and three generous bedrooms with an en suite to the master. Outside the property benefits from having some frontage, a driveway with off road parking for two vehicles and a low maintenance rear garden with lawn and patio areas, perfect for outdoor entertaining.

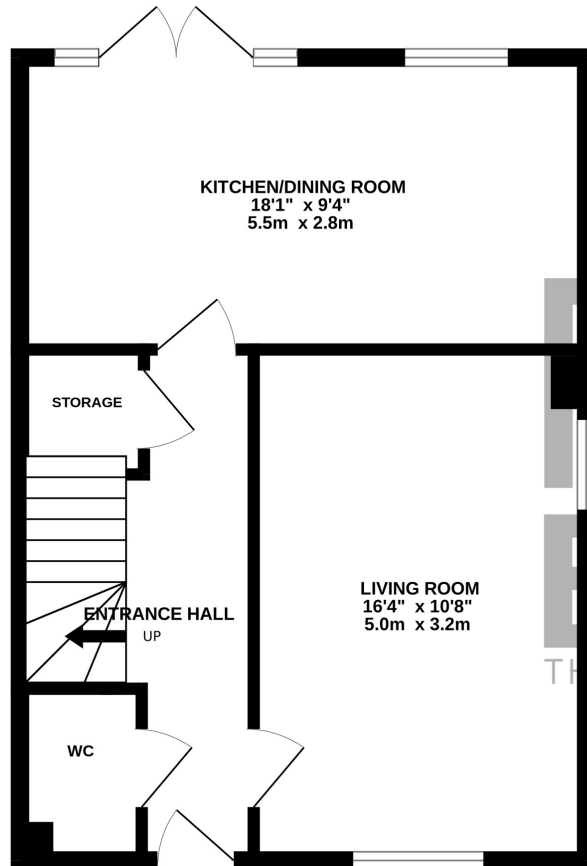
The property is situated within easy reach of local amenities and Sixfields Leisure And Shopping complex which provides, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. The property has great road links to the A45 and M1. Duston also has primary and secondary schools.

POINTS OF INTEREST

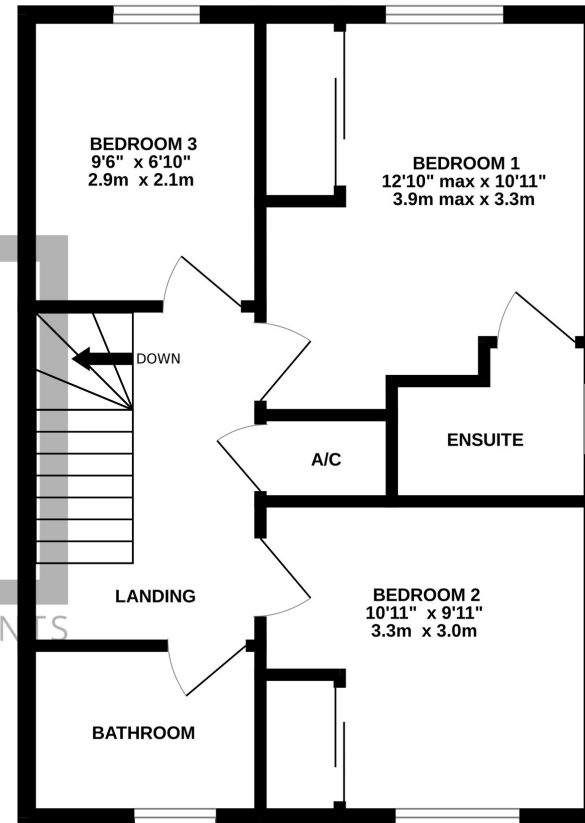
- Three Bedroom Detached
- En Suite
- Beautifully Presented Throughout
- Built In 2021
- NHBC Warranty Remaining
- Off Road Parking
- Cloakroom
- Sought After Development
- Close To Local Amenities And Sixfields Leisure And Shopping Complex
- EPC Rating - B



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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