



GROUND FLOOR
 651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
 609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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Edward Knight Estate Agents are delighted to present for sale this immaculately presented four-bedroom detached family home located in the sought-after area of Duston. The property features a hallway, lounge, exquisite kitchen/diner, utility room, WC, and playroom. The first floor comprises four bedrooms, including an en-suite for the master bedroom and a family bathroom. Externally, the property boasts front and rear gardens with off-street parking leading to a single integral storage garage. This beautifully extended home is impressive throughout and is presented in an immaculate condition. An internal viewing is highly recommended to fully appreciate the space and finish of the property.



ROOM DESCRIPTIONS

Ground Floor

Hallway

Entry via UPVC door. Stairs leading to the first floor. Door into:

Lounge

13' 2" x 12' 3" (4.01m x 3.73m) UPVC double glazed bay window to the front aspect. Radiator. Feature fireplace. Double doors into:

Dinning Room

10' 9" x 7' 9" (3.28m x 2.36m) UPVC double glazed double doors leading to the rear garden. Radiator. Coving. Opening into:

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m) Fitted modern shaker kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Fitted electric oven. Fitted gas hob with extractor built in. integrated dishwasher. Double glazed window to rear aspect.

Utility Room

Fitted modern kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Radiator. Double glazed window to rear aspect. Double glazed bay window to the front aspect.

WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Radiator. Obscured double glazed window to the side aspect.

Play Room

10' 3" x 9' 0" (3.12m x 2.74m)

First Floor

Landing

Airing cupboard. Doors into:

Bedroom One

18' 3" x 9' 2" (5.56m x 2.79m) UPVC double glazed window to the front aspect. Radiator. Door into:

En Suite

Three piece suite comprising: High Level Traditional Wc. Pedestal wash hand basin. Free standing roll top bath. UPVC double glazed obscured window to the rear aspect.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m) UPVC double glazed window to the front aspect. Radiator. Built in wardrobes.

Bedroom Three

9' 2" x 8' 9" (2.79m x 2.67m) UPVC double glazed window to the rear aspect. Radiator.

Bedroom Four

9' 6" x 6' 6" (2.90m x 1.98m) UPVC double glazed window to the front aspect. Radiator. Storage cupboard.

Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Radiator. Obscured double glazed window to the rear aspect.

Front Garden

Block paved driveway for two cars leading to the garage. Lawn to the side.

Rear Garden

Paved patio leading to a raised lawn with a further large patio to the rear of the garden.

Storage Garage

9' 3" x 6' 7" (2.82m x 2.01m) Up and over door. Power and lighting.

