



# Timken Way South

Duston, Northampton

oriordanbond  
SALES & LETTINGS





# Timken Way South

Duston  
NN5 6FE

Offers Over  
£365,000

A spacious modern detached home which has been developed further by the current sellers and now offers a spacious five bedroom detached family home with double width carport to the side. The property is located on the edge of Duston village withing easy walking distance of the village centre and a wide range of local amenities.

The accommodation includes entrance hall, cloakroom/WC, sitting room with remote control electric fire, re-fitted kitchen/dining room with built-in dining bench which provides seating and useful storage. The kitchen also benefits from integrated appliances and USB plug sockets. The first floor landing gives access to three well proportioned bedrooms and family bathroom/WC, second floor landing leads to two further double bedrooms and fitted shower room/WC. The property benefits from gas radiator heating and uPVC double glazing. To the side of the property is a double width carport with its own fully boarded loft providing storage with fitted loft ladder for easy access and off road parking for four cars. There are landscaped gardens to the front, side and rear - the rear garden is landscaped for easy maintenance with patio and artificial grass - enclosed by a brick wall with gated side access. There is a good size storage shed with electric power connected. (B/1244/S)

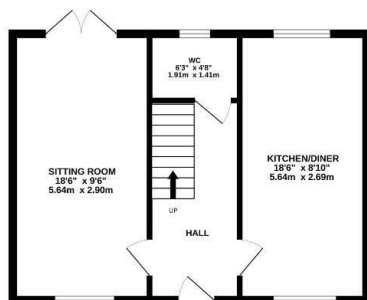
- Spacious five bedroom detached home
- Re-fitted kitchen/dining room
- Separate bathroom and shower room
- Gas radiator heating
- Landscaped gardens to three aspects
- Ample off road parking



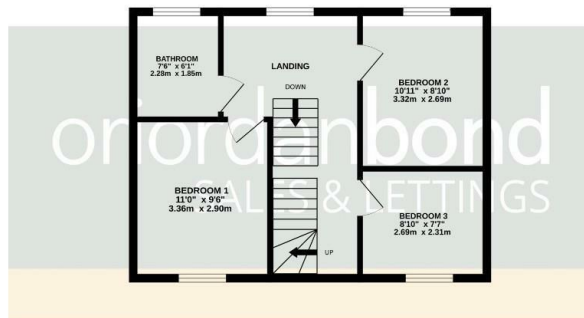




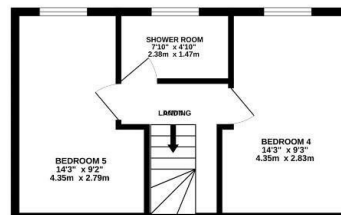
GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.

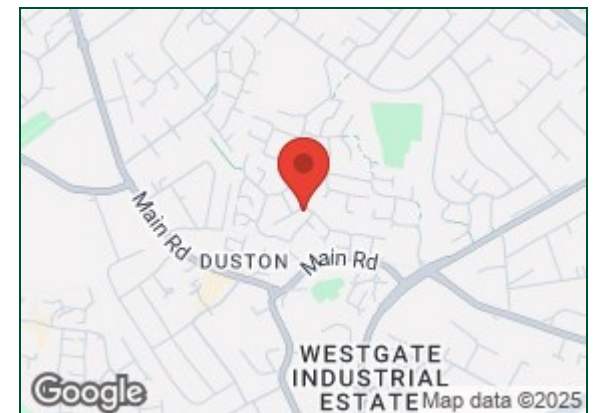


2ND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston North Sales**

**01604 589007**

dustonnorth@oriordanbond.co.uk

