



# venture

RESIDENTIAL

Leafields, Dunstable, Bedfordshire, LU5 5LT

Price £495,000 Freehold



We are delighted to present this charming and beautifully maintained 3/4 bedroom detached house, perfectly situated on a peaceful residential road in the sought-after area of Leafields, Houghton Regis.





# Leafields

Dunstable, LU5 5LT



- Stunning 3/4 bedroom detached
- Immaculate condition throughout
- No complications of an onward chain.
- Large rear garden
- Generous size bedrooms
- Downstairs WC & Shower room
- First floor bathroom
- Off road parking
- Desirable location



We are delighted to present this charming and beautifully maintained 3/4 bedroom detached house, perfectly situated on a peaceful residential road in the sought-after area of Leafields, Houghton Regis. Offering a superb blend of modern living and classic comfort, this delightful home provides ample space for family life and is ideal for those seeking a move-in-ready property with no onward chain.

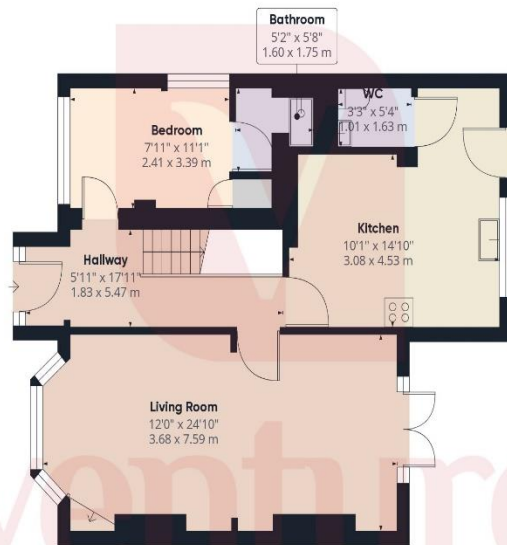
Upon entering the property, you are immediately welcomed by a sense of warmth and space. The ground floor has been thoughtfully designed to cater to both relaxation and practicality. To the front of the property, there is a versatile room currently being utilised as a dining space, but originally designed as a bedroom with its own ensuite. This clever adaptation offers flexibility for families or individuals who may prefer to use the room for its intended purpose or as a formal dining area, home office, or even a guest suite.

Moving further into the property, you will find a generously proportioned family lounge, a perfect setting for unwinding at the end of a busy day. The room's large windows allow natural light to flood in, creating a bright and airy atmosphere, while the layout is perfectly suited to accommodate a range of furniture and décor styles.

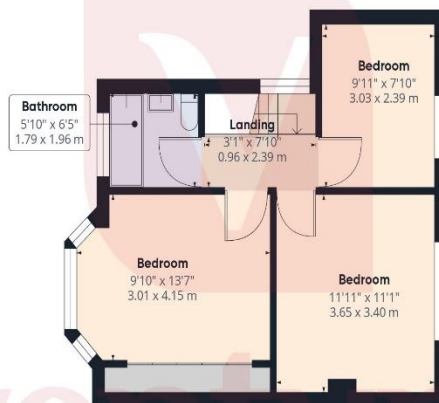
To the rear of the house, the kitchen is truly the heart of the home. Spacious and well-appointed, it offers an array of storage and counter space, ideal for those who enjoy cooking and entertaining. The kitchen seamlessly connects to a convenient downstairs cloakroom and provides easy access to the garden, making it the perfect hub for family meals and gatherings.

One of the standout features of this property is its stunning rear garden. Exceedingly spacious and well-maintained, the garden offers a tranquil outdoor retreat, perfect for summer barbecues, gardening enthusiasts, or simply relaxing in the fresh air. The garden's layout ensures plenty of room for children to play or for hosting outdoor activities, with enough potential to further landscape or customise the space to your liking.

On the first floor, you will find three well-proportioned double bedrooms, each offering ample space for furnishings and personal touches. These rooms benefit from an abundance of natural light, creating a bright and uplifting atmosphere. The family bathroom, also located on this level, is fitted with modern fixtures and offers both a bathtub and a shower, catering to all preferences. The neutral décor throughout the first floor ensures a clean and contemporary feel, allowing for easy personalisation.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1130.97 ft<sup>2</sup>  
 105.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



9 Compton Avenue,  
Luton,  
Bedfordshire,  
LU4 9AX

T: 01582 249155  
E: info@venture-residential.co.uk

