



venture
RESIDENTIAL

Clifton Road, Dunstable, Bedfordshire, LU6 1LT

Price £450,000 Freehold



This beautifully maintained detached family home on Clifton Road is now available, offering a blend of character, modern upgrades, and generous living space.



Clifton Road

Dunstable, LU6 1LT



- Three bedroom detached character property
- Immaculate condition throughout
- Vastly improved by the current owner - High EPC Rating (B)
- Downstairs cloakroom & first floor bathroom
- Double garage to the rear offering off - road parking with solar panels
- Cavity wall insulation throughout & rewired
- Refitted kitchen
- Access to the left, right and rear off the property
- Dual heating system



This beautifully maintained detached family home on Clifton Road is now available, offering a blend of character, modern upgrades, and generous living space. Lovingly cared for by the current owners, the property has undergone several improvements in recent years, making it move-in ready for its next owners.

Upon entering, you are welcomed by a spacious entrance hall featuring a staircase to the first floor, practical under-stair storage, and a pantry for added convenience. The main lounge is a standout space, centered around a charming log burner, creating a warm and inviting atmosphere. Further down the hallway, a second reception room with a bay window overlooking the rear garden adds both charm and functionality. Sliding doors connect both reception rooms, allowing for flexible open-plan or separate living.

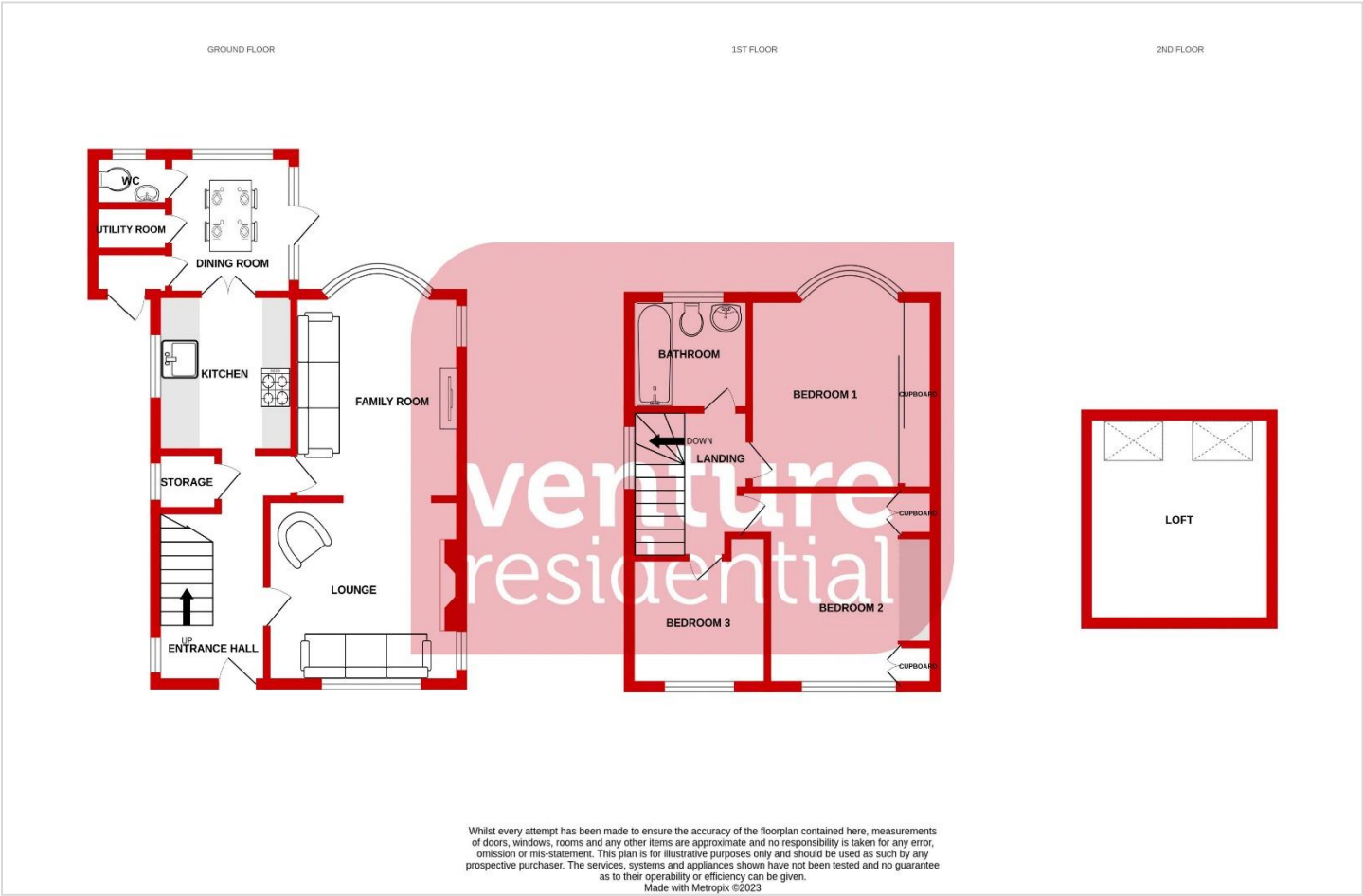
The well-appointed kitchen offers ample cupboard space and high-quality Corian worktops, making it both stylish and practical. Beyond the kitchen, a third reception room, currently used as a dining area, provides additional versatile living space. This area also grants access to a downstairs cloakroom, utility room, and a secondary entrance into the property.

Upstairs, you will find three generously sized bedrooms, each offering plenty of natural light and storage potential. The family bathroom is well-maintained and thoughtfully designed. Additionally, the loft has been fully boarded, complete with power supply and a Velux window, offering excellent storage or potential for further development.


Stepping outside, the large rear garden is a true highlight, featuring a patio and decking area, perfect for outdoor relaxation or entertaining. At the bottom of the garden, a substantial double garage, built by the current owners, provides ample storage for vehicles and belongings. The garage roof is fitted with solar panels, enhancing the home's energy efficiency.

This wonderful property offers a fantastic opportunity for families seeking space, comfort, and a well-connected location. Venture Residential highly recommends an internal viewing to fully appreciate everything this home has to offer.

Arrange your viewing today!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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