



Connells

Danvers Drive
Luton



Property Description

A FANTASTIC OPPORTUNITY AWAITS.

Located in the ever popular Barton Hills area of North Luton, Connells offer this four-bedroom detached family home. Whilst local amenities are nearby there are also great transport links with the M1 Motorway, A6, bus stops and Luton Leagrave railway station a short drive away. Call Connells now!

QUIET CUL-DE-SAC location with local schools including Birmingham Primary and Cardinal Newman Catholic School. Local amenities include Sainsbury's supermarket, Barton Hills Medical Group doctors, Bramingham Dental Clinic, The Brim and Crown public house/restaurant and Cod's Plaice takeaway.

Benefits include; Ensuite to master for privacy and convenience, kitchen/diner for entertaining and a garage to the side for storage with potential of extension (STPP) and so much more.

Council Tax Band E.

EPC-D.

With 122 Square Meters of living space this is not one to be missed. CALL NOW to book your viewing.

Entrance Hall

Door to front aspect. Under stairs cupboard. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Plumbing for a washing machine. Boiler.

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)
Double glazed window to front aspect.
Radiator.

Dining Room

11' 7" x 10' 10" max (3.53m x 3.30m max)
Double glazed patio doors. Radiator.

Kitchen

14' 9" x 9' 6" max (4.50m x 2.90m max)
Double glazed window to rear aspect.
Door leading to rear garden. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Tiling. Two electric ovens with gas hob. Plumbing for a washing machine. Space for a fridge/freezer.

First Floor Landing

Stairs leading from entrance hall.
Double glazed window to side aspect.
Airing cupboard. Loft access.

Bedroom One

11' 9" x 10' 7" max (3.58m x 3.23m max)
Double glazed window to front aspect.
Fitted wardrobes. Radiator.

En Suite

Double glazed window to side aspect.
Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Two

11' 10" x 6' 3" (3.61m x 1.91m)
Double glazed window to rear aspect.
Radiator.

Bedroom Three

9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed window to rear aspect.
Radiator.

Bedroom Four

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to rear aspect.
Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Laid to lawn. Driveway providing off road parking for one vehicle.

Rear Garden

Laid to lawn with a patio area.

Garage

Up and over door. Power and light supply.
Service door.

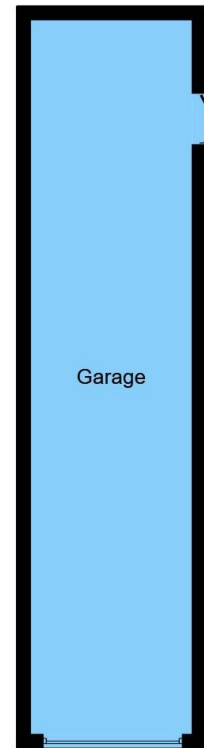




Ground Floor



First Floor



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: D

view this property online connells.co.uk/Property/LUN102658

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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