

for sale

offers in excess of **£600,000**



## Welbury Avenue Luton LU3 2DZ

**MOVE STRAIGHT IN.** This stunning newly refurbished detached chalet style bungalow is located in a cul-de-sac off of the ever-popular Barton Road in LU3. It offers quiet, modern and stylish living while still being in close proximity of all everyday amenities.

# Welbury Avenue Luton LU3 2DZ

## Entrance Porch

Double glazed door to front aspect. Double glazed window to rear aspect. Tiled. Sky light. Two radiators.

## Annexe Room/Bedroom Four

12' 6" x 11' 2" ( 3.81m x 3.40m )

Double glazed window to front aspect. Loft access. Radiator.

## Wet Room Ensuite

Double glazed frosted window to rear. Suite comprising Power shower, wash hand basin and low level wc. Extractor fan. Radiator. Plumbing for a washing machine and tumble dryer.

## Living Room

19' 2" x 15' 8" ( 5.84m x 4.78m )

Double glazed windows to front and side aspects. Log burner. Two radiators.

## Kitchen

15' 5" x 14' 4" ( 4.70m x 4.37m )

Double glazed window and door to rear aspect. Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer. Wine cooler. Plumbing for a dishwasher. Double oven with gas hob and extractor fan. Tiled. Radiator. Spot lights. Combi boiler. Storage cupboard housing CCTV and alarm system.

## Bedroom Three

12' 5" x 8' 4" ( 3.78m x 2.54m )

Double glazed frosted window to side aspect. Radiator.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Tiled. Extractor fan. Radiator.



Ground Floor

First Floor

## **Shower Room**

Double glazed frosted window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Tiled. Heated towel rail. Radiator.

## **First Floor Landing**

Double glazed window to rear aspect. Radiator.

## **Master Bedroom**

Double glazed windows to front and side aspects. Radiator.

## **En Suite**

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Automatic light.

## **Bedroom Two**

12' 11" x 10' 8" ( 3.94m x 3.25m )

Double glazed window to rear aspect. Eaves storage. Radiator.

## **Front Garden**

Drive for multiple cars. Lawn area.

## **Rear Garden**

Laid to lawn with a patio area. Shrubs and trees. Two sheds. Gate to front.

## **Garage**

Integral single garage with up and over door. Power and light supply.





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1A Riddy Lane  
LUTON LU3 2AD

Property Ref: LUN102689 - 0005

**Tenure:** Freehold

**EPC Rating:** Awaited

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