



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Garage and Driveway



Corner Plot



EPC Band D

Council Tax
Band: F ££3,156.51 (2024/25)
Local Authority
Central Bedfordshire Council



Wellhead Road, Totternhoe, LU6 1QS
Guide Price £625,000 Freehold

Wellhead Road, Totternhoe

Spacious four bedroom family home, located on a corner plot in this popular village, close to the Dunstable Downs.

- 🏡 Spacious and well presented accommodation
- 🏡 Large L-shaped living/dining room
- 🏡 Study/reception hall
- 🏡 Stylish kitchen/diner
- 🏡 Four double bedrooms served by en-suite and family bathroom
- 🏡 Garage and driveway
- 🏡 Corner plot with garden to rear and side

Description

This exceptional property offers spacious and flexible accommodation for a growing family. To the front of the property a large driveway provides ample off-street parking and leads to the single garage.

The ground floor accommodation includes entrance hall, generous reception hall/study, spacious L-shaped living/dining room and large kitchen/diner with utility area. The kitchen has been fully fitted with a stylish range of eye and base units and breakfast bar. A cloakroom with WC and hand basin completes the downstairs.

Upstairs there are four double bedrooms, served by an en-suite shower room and modern family bathroom.

Outside the rear garden extends to the rear and one side of the property, with a large patio seating area and lawn, pergola and a variety of shrubs and beds with a variety of mature planting.

Location

The village of Totternhoe is a popular location and is just two miles from Dunstable town centre amenities. The village offers two public houses, a primary school, football and cricket club, recreation ground and church. In addition the Totternhoe Knolls is a nature reserve and a local beauty spot. There are an abundance of walks around the village with several bridleways and footpaths to choose from. Transport links are within easy reach including the M1 (Junction 11a) and fast rail links into London from either Luton (7 miles) or Leighton Buzzard (5 miles).

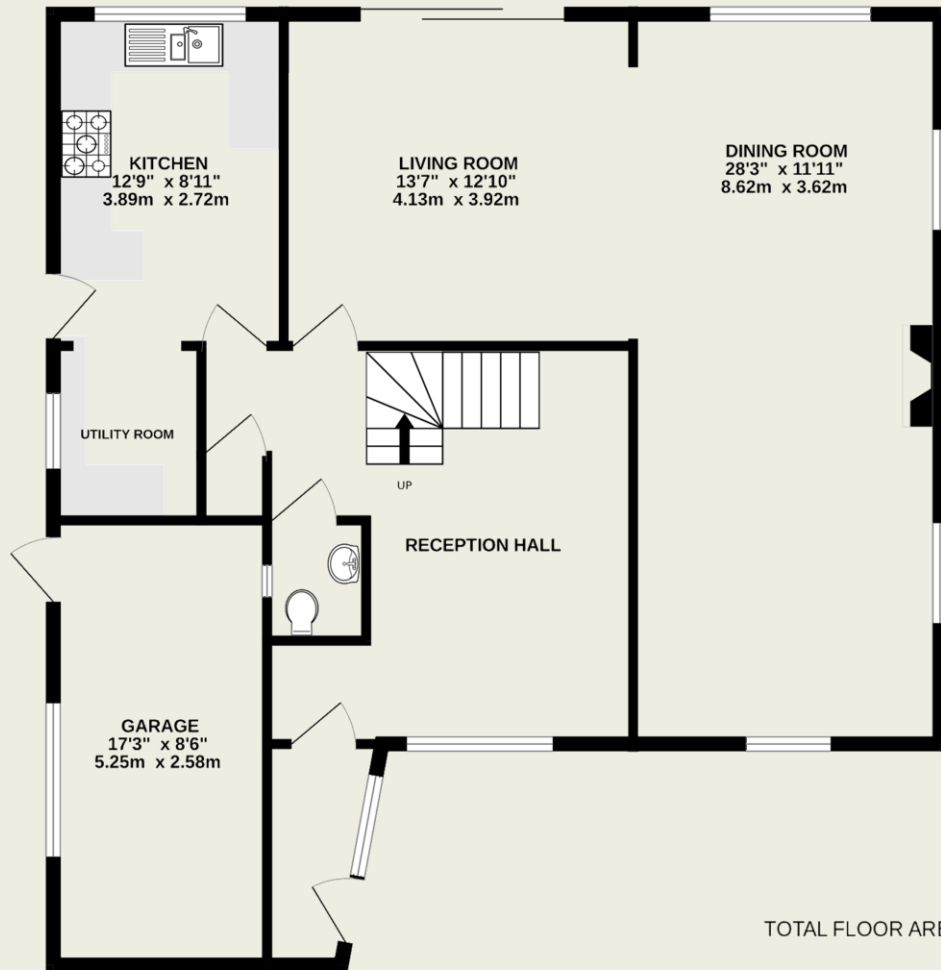




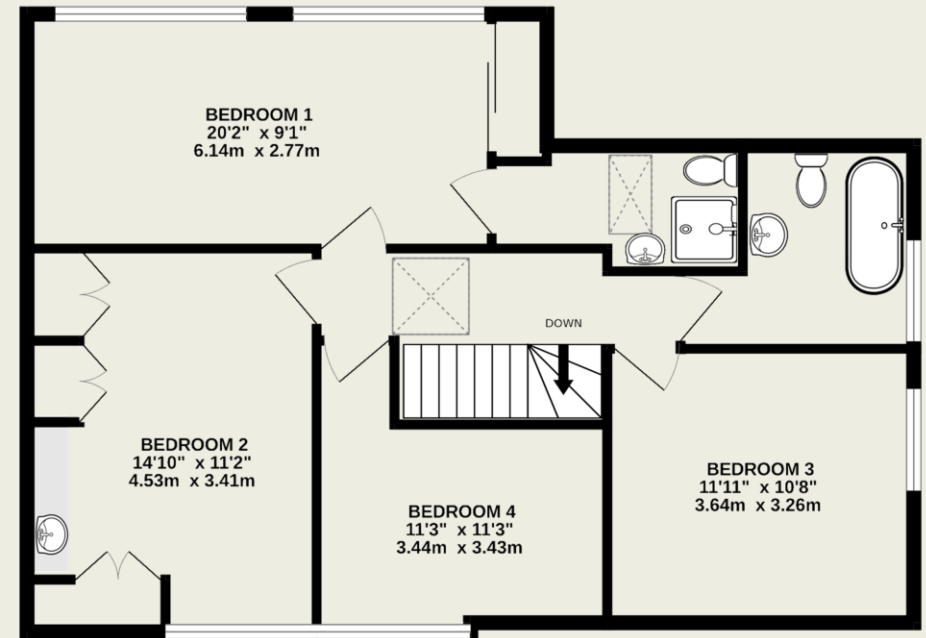
Important Information

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GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 sq.m.) approx.

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