



## 42 Coopers Way, Houghton Regis, LU5 5US

Nova Estate Agents are excited to present this contemporary end of terrace family home situated in the highly desirable Priory Meadows Development, located on the outskirts of Dunstable and Houghton Regis within a peaceful cul-de-sac. This property is in excellent decorative condition and an internal viewing is strongly recommended.

The ground floor accommodation comprises an entrance hall, w/c, understairs storage, kitchen, and open plan lounge/diner.

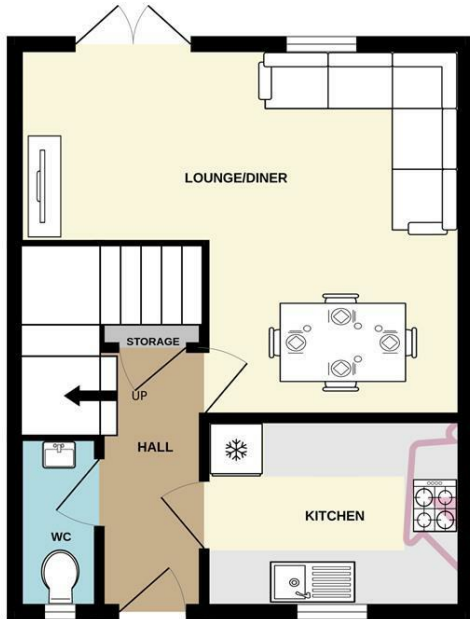
On the first floor, you'll find three bedrooms and a recently upgraded modern family bathroom. The front features a garage and driveway, while the rear boasts a low maintenance garden.

Conveniently, London or the north is easily accessible via the Northern Bypass and J11a of the M1 Motorway. Additionally, the Luton & Dunstable Guided Bus Way is in close proximity, providing direct access to Luton and mainline stations.

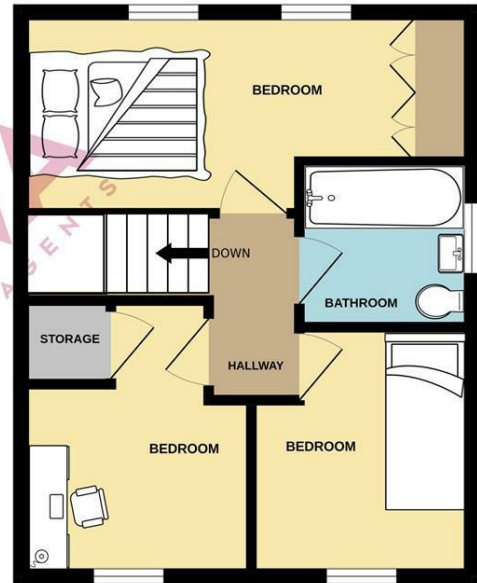
- Nova Estate Agents
- Open Plan Living
- New Modern Bathroom
- Driveway & Garage
- Downstairs W.C
- Close to Transport Links

£325,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         | 72      | 86        |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |