



NOVA
ESTATE AGENTS



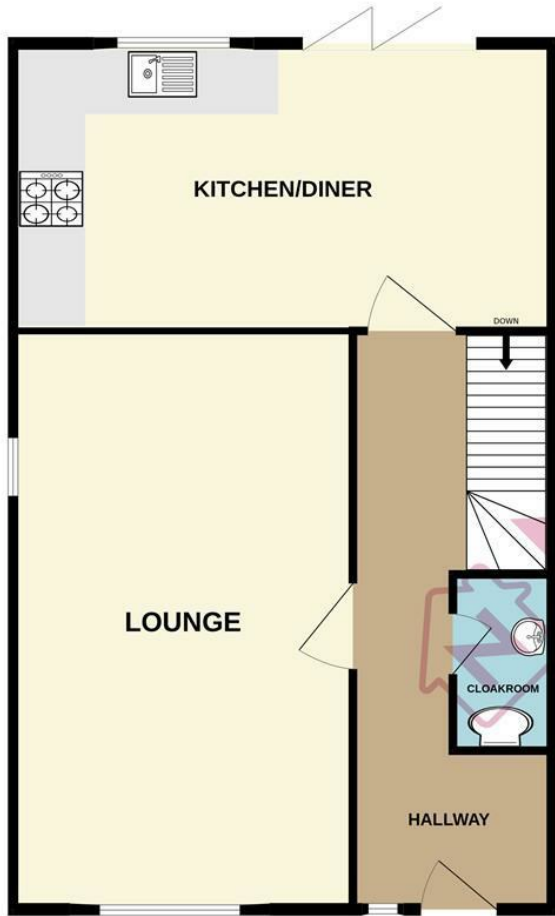
119 Gooseberry Hill, Luton, Bedfordshire, LU3 2DY

Discover serenity in this impeccable 3 bedroom chalet bungalow nestled in Gooseberry Hill in a private cul-de-sac location. The pristine property features a modern cloakroom, high end artificial grass garden with patio area, and a convenient driveway for 2 cars. Boasting a huge spacious and contemporary kitchen/diner, this home is perfect for both family living and entertaining. Meticulously maintained, the residence exudes charm and comfort throughout. With three bedrooms and a tranquil setting, it offers a perfect blend of modern convenience and peaceful living. Being only recently finished as a new build the house has all the mod cons you would expect. Call us now to book a viewing.

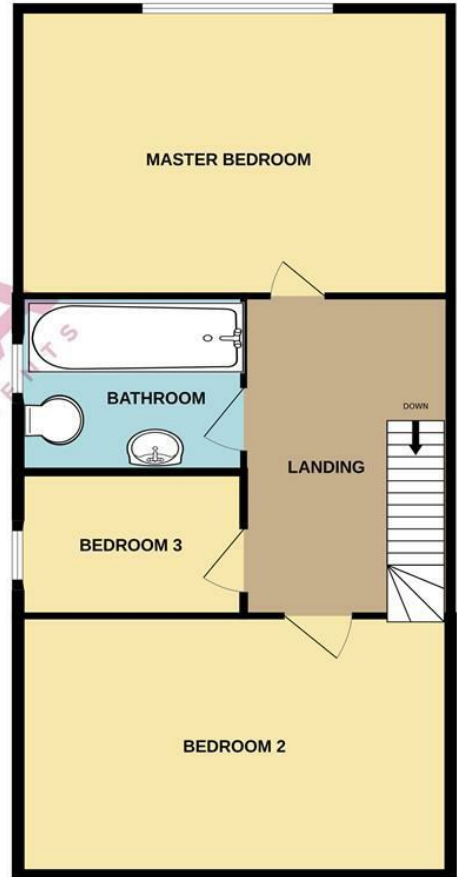
- Nova Estate Agents
- Immaculate 3 Bedroom Chalet Bungalow
- Detached
- Driveway to Front
- Chain Free
- Downstairs Cloakroom
- Private Road
- Immaculate garden with Artificial Grass
- New Build Warranty in place

£375,000

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) A		94
(81-91) B	84	
(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	