



## 63 Tilling Green, Dunstable, LU5 4FL

Nestled in the heart of Dunstable, this delightful three bedroom home just four years young, is perfect for first time buyers or those seeking to upsize. Inside, you'll find a welcoming hallway, convenient downstairs W.C, cosy living room, and a spacious kitchen diner at the rear. The home has been tastefully decorated and added personal touches really do make you feel like home...

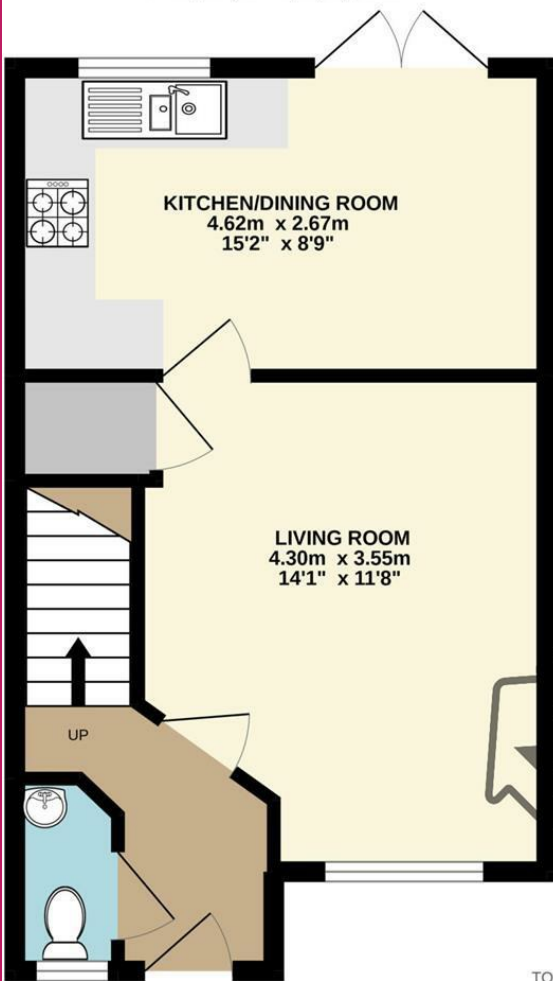
Upstairs, the main bedroom boasts an en-suite, while two additional bedrooms and a bathroom complete the first floor layout. Outside, enjoy a good sized enclosed rear garden and the benefit of two allocated parking spaces at the front. With 6 years remaining on NHBC new homes warranty the property comes with peace of mind and assured low maintenance.

Location - This property offers easy access to fantastic walks via Blows Downs and Dunstable Downs. Local shops and amenities are within easy reach, and Whipsnade Zoo is just a short drive

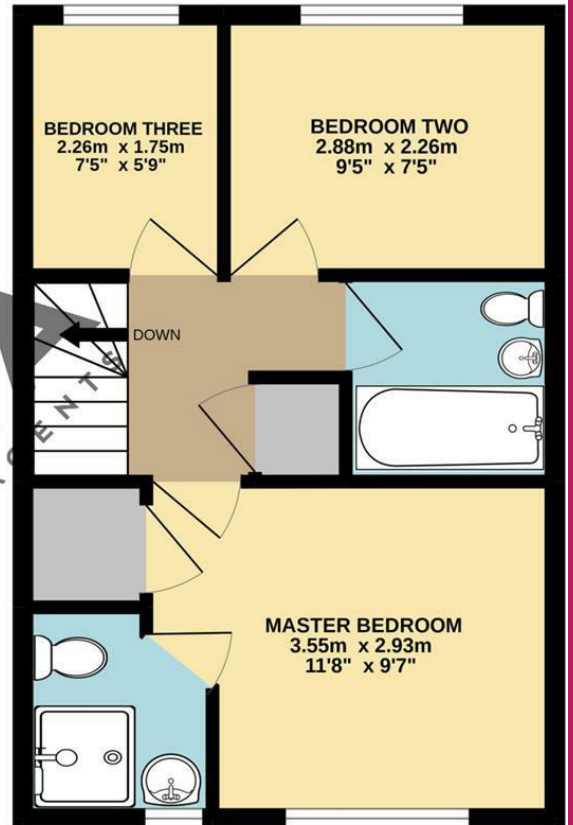
- Nova Estate Agents
- Modern Home, Like New
- 6 Years NHBC Warranty Remaining
- En-suite to Master Bedroom
- Downstairs W.C
- Private Garden

£325,000

GROUND FLOOR  
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 66.4 sq.m. (715 sq.ft.) approx.

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>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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	