



**NOVA**  
ESTATE AGENTS



## 54 Woodmere, Luton, LU3 4DN

This exceptional 4 bedroom detached family house is a masterpiece of modern design and comfort, promising an elevated lifestyle experience. Step inside to find a wealth of desirable features including a convenient downstairs cloakroom for guests, a sun-drenched conservatory providing a serene space to unwind, and a grand living room accentuated by a striking Inglenook fireplace, perfect for cozy evenings with loved ones. The heart of this home lies in its stunning modern kitchen, meticulously designed with integrated features including a waste disposal unit and a warming draw for the avid cook. The kitchen is finished off with sleek granite worktops, offering both style and functionality for culinary enthusiasts.

Indulge in the luxury of an en-suite to the master bedroom along with large built in wardrobes to for added storage, providing a private sanctuary within your own home, while a pristine family bathroom offers tranquility and elegance for all. The property also boasts practical amenities such as a double garage with a workshop, a front driveway for convenient parking, and a

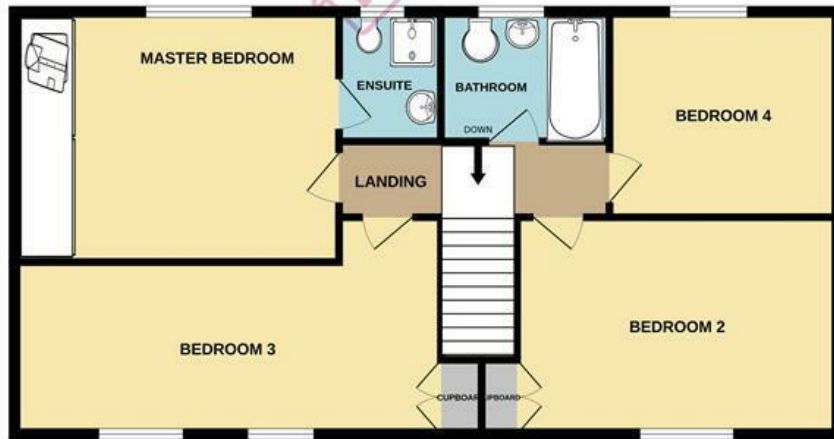
- Nova Estate Agents
- Beautiful Four Bedroom Detached Residence
- Double Garage and Large Driveway
- Downstairs Cloakroom
- Ensuite to Master Bedroom
- Separate Family Bathroom
- Large Private Rear Garden
- Hot Tub and Pergola
- Conservatory
- Modern Kitchen with Granite Worktops

£500,000

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			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79