



NOVA
ESTATE AGENTS



28 Clinton Avenue, Luton, LU2 7LT

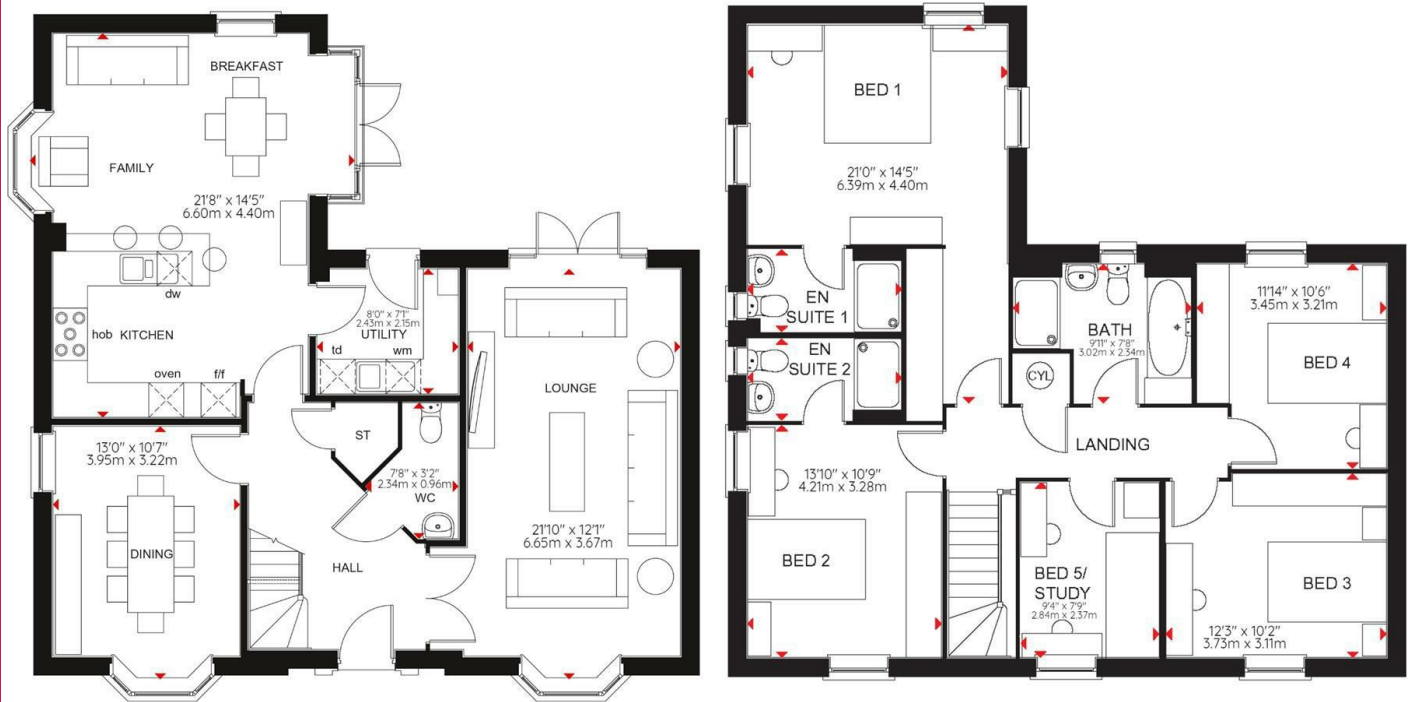
Welcome to this exceptional 5 bedroom detached home situated in the desirable Willow Grove development, part of a private collection of just 36 houses. This modern home is only 5 years old, offering contemporary living with a high-spec finish that will captivate you from the moment you step inside.

As you enter, you'll find a blend of social and private spaces. The separate lounge and dining room provide the perfect setting for entertaining guests or relaxing with loved ones. There's a convenient downstairs W.C, a utility room and a modern open plan kitchen living area. This expansive space is the heart of the home, where cooking, dining, and relaxing effortlessly merge. With an abundance of windows, natural light floods the house, creating a bright and inviting atmosphere throughout.

Step outside to discover a good sized private rear garden, perfect for summer BBQs, family

- Nova Estate Agents
- 5 Bedroom Detached
- Nearly New & Modern Throughout
- Stylish & Spacious Home
- Open Plan Living
- Ensuites to Main Bedrooms
- Double Garage
- 5 Years Remaining on NHBC Warranty

£735,000



TOTAL FLOOR AREA: 2034 sq.ft. (189 sq.m.) 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	