



63 Guardian Way, Luton, LU1 1BU

We are excited to market this 4 bedroom semi-detached home located on a quiet cul-de-sac private road. Built only in 2017 this property benefits from NHBC warranty with 3 years remaining. Ensuring low maintenance and peace of mind home ownership, the perfect modern home for the growing family!

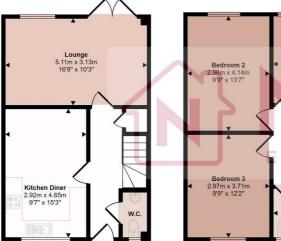
This tastefully presented abode features an entrance hall complete with under stairs storage and a convenient ground floor cloakroom. A contemporary fitted kitchen/diner boasting tiled floors is located towards the front and a spacious yet cosy lounge is situated towards the rear with French doors opening onto the rear garden perfect for those summer days.

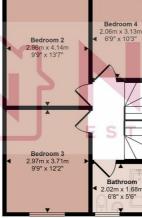
Ascending to the first floor reveals three bedrooms, two good sized doubles, a single bedroom and a sleek family bathroom. Continuing onto the second floor revels the master bedroom with the benefit of an en-suite shower room. Spanning across the whole floor and utilising the roof

£350,000

- Nova Estate Agents
- Modern Home
- Built in 2017
- En-suite to Master Bedroom
- Garage and Driveway
- Stylish Decor Throughout
- Popular Development
- 3 Years Remaining on NHBC Warranty
- Private Road
- View our Virtual Tour!

Approx Gross Internal Area 129 sq m / 1390 sq ft







Second Floor Approx 27 sq m / 292 sq ft

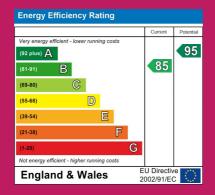


Garage Approx 20 sq m / 219 sq ft

Ground Floor Approx 41 sq m / 436 sq ft

First Floor Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Loons of items such as bathroom suites are representations only and may not look like the real items. Made with Mede Snappy 360.



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