



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!

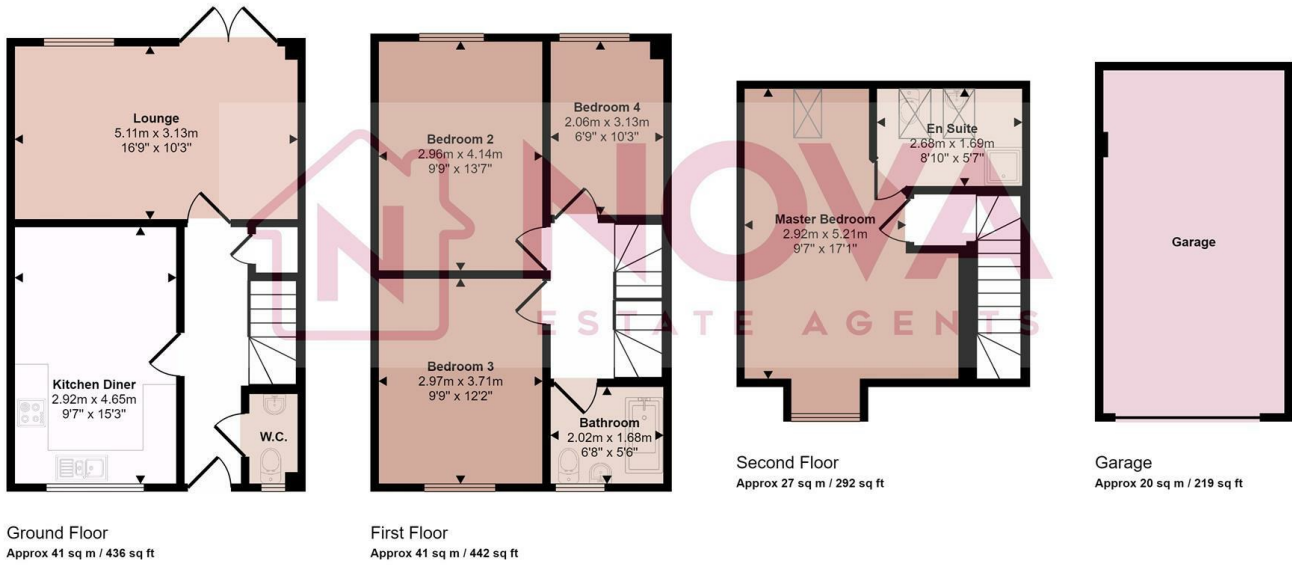
This tastefully presented abode features an entrance hall complete with under stairs storage and a convenient ground floor cloakroom. A contemporary fitted kitchen/diner boasting tiled floors is located towards the front and a spacious yet cosy lounge is situated towards the rear with French doors opening 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 reveals the master bedroom with the benefit of an en-suite shower room. Spanning across the whole floor and utilising the roof

- 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!

£350,000

Approx Gross Internal Area
129 sq m / 1390 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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		