



8 Woodmere, Luton, LU3 4DN

Nova Estate Agents proudly present this stunning, modern four bedroom home, meticulously maintained and showcasing contemporary decor throughout. Recently approved planning permission allows for the addition of a new floor above the existing ground floor extension, creating potential for even more spacious accommodation upstairs.

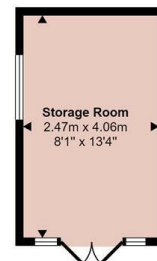
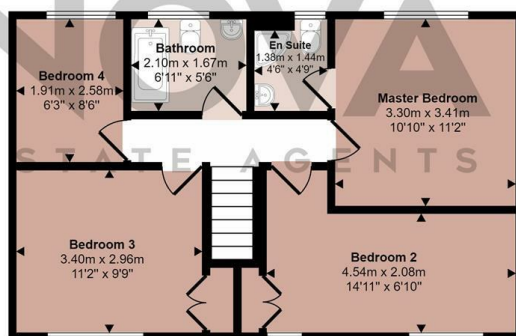
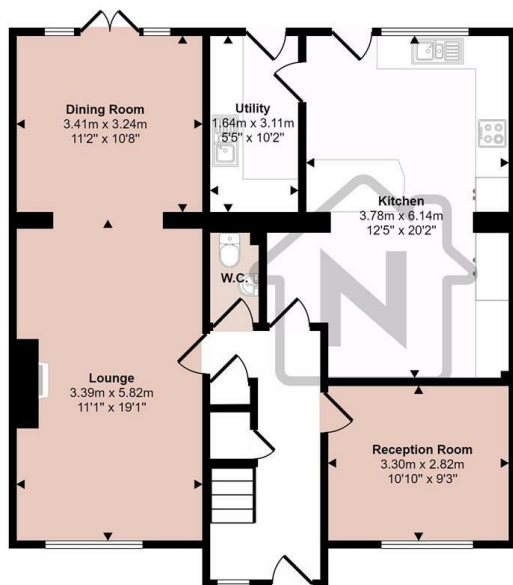
Situated in one of the most sought after cul-de-sacs in Barton Hills, this home offers extensive, well designed living space. The ground floor features an inviting entrance hall, a re-fitted cloakroom, and a nearly 30ft open-plan living and dining area that can be divided for more flexibility. A generous snug/lounge, originally the dining room complements the impressive 20ft x 12ft large kitchen/breakfast room, with an adjoining utility room.

Upstairs, the accommodation includes a landing, a family bathroom and four spacious bedrooms, three with fitted wardrobes. The master suite benefits from an en-suite shower room.

£585,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Modern Detached Home
- Extended
- Planning Permission Granted for Further Expansion
- Large Driveway and Double Garage
- External Summerhouse/Bar
- En-suite to Master Bedroom
- Popular Location

Approx Gross Internal Area
146 sq m / 1574 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		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	