



**DG**  
Property  
Consultants  
Estd. 2000



## **Dunstable Road, Toddington, Dunstable, Bedfordshire LU5 6DX**

### **Asking Price £775,000**

DG Property Consultants are delighted to be offering for sale this superb 4 bedroom detached New Build "Barn Style" property, situated on a private drive and boasting open country views, located on the edge of the sought after village of Toddington. This property is spacious throughout, bright and airy and is designed to a very high standard, suitable for varied living styles.

Accommodation comprises: An Impressive reception entrance hall with feature inset glass & oak staircase, large luxury fitted combined kitchen/dining room, separate living room with tr-fold doors to the rear garden, 3 first floor bedroom, 1 ground floor bedroom, 2 en-suites and a family bathroom, utility room and cloakroom to the ground floor. Ample off-road parking and single garage plus, private garden space all around. Benefiting from many modern design features: Energy efficient air source heat pump, individual room temperature controls, fully double glazing. The property also comes with a 10 year

NHBC building warranty.

To fully appreciate this superb property, viewing is a must!

Call Team DG on 01582-580500 to arrange a suitable time.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
01582 580500

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## Ground Floor Accommodation

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#### Entrance Hall

7'6" x 16'0" (2.29m x 4.88m)



Entrance door, UPVC double glazed window to front, full height UPVC double window to front aspect, ceramic tiled with under flooring heating, telephone point, double power point(s), attractive timber doors to all ground floor rooms, some glazed, solid oak with inset glass dogleg staircase leading to the first floor, with open view from front elevation, double storage cupboard with water softener.

#### View of Entrance Hall



#### View of Entrance Hall



#### Cloakroom



Two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under, low-level WC, chrome heated towel rail, extractor fan, ceiling spot lights, ceramic tiled flooring with under floor heating, timber panelled walls to dado height.

#### Living Room

17'8" x 12'6" (5.38m x 3.81m)



UPVC double glazed window to front, feature fireplace with electric affect wood burner, solid wooden flooring with under floor heating, TV point(s), double power point(s), tri-fold wooden doors to the kitchen/dining room, UPVC tri-fold doors to rear to garden, glazed door to entrance hall.



**View of Living Room**



Dining Area: UPVC double glazed extended height multi-paned window to rear, ceramic tiled underfloor heating, TV point, double power point(s), recessed ceiling spotlights, tri-fold door leading through to the living room, double glazed doors to entrance hall.

**View of Kitchen/Dining Room**



**View of Living Room**



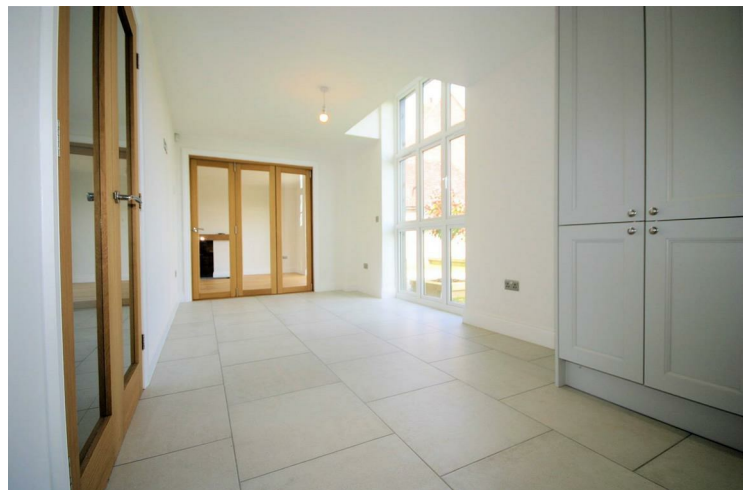
**View of Kitchen/Dining Room**



**Kitchen/Dining Room**  
6'7" x 27'2" (2.00m x 8.28m)



**View of Kitchen/Dining Room**



A luxury fitted kitchen with a matching range of base and eye level units, deep storage draws and granite worktop space over and matching island unit, inset ceramic sink unit with single drainer and stainless steel swan neck mixer tap, freestanding double fridge/freezer, integrated dishwasher, freestanding electric range oven with halogen 5 ring hob and extractor hood above, uPVC double glazed window to rear, heated ceramic flooring, power points, door to utility room.

### View of Kitchen/Dining Room



skylight to front aspect, built-in double wardrobe(s), fitted carpet, TV point(s), double power point(s), door to en-suite shower room.

### View of Bedroom 2



### Utility Room

5'6" x 8'6" (1.68m x 2.59m)



### En-suite Shower Room



Fitted with a matching range of base units with granite worktop space over, stainless steel sink unit with stainless steel swan neck mixer tap taps, plumbing and space for automatic washing machine, space for a tumble dryer, ceramic tiled underfloor heating, double power point(s), recessed ceiling spotlights, extractor fan, door to side to garden.

Three piece suite comprising recessed tiled double shower cubicle with power overhead rain shower plus hand held shower unit and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, wall mounted mirror, half tiled walls, heated towel rail, ceramic tiled underfloor heating, uPVC double glazed window to side.

### Bedroom 2

10'6" x 13'6" (3.20m x 4.11m)



### View of En-suite Shower Room



UPVC double glazed window to front, vaulted ceiling with Velux



## First Floor Accommodation

First Floor Accommodation

### Landing

8'7" x 7'9" (2.62m x 2.36m)



Solid oak with inset glass dogleg staircase leading to the ground floor, fitted carpet, double power point(s), recessed ceiling spotlights and smoke detector, built in landing storage cupboard, access to all first floor rooms.

### Bedroom 1

18'1" x 15'11" (5.50m x 4.86m)



UPVC double glazed window to side to rear, uPVC double glazed window to rear, double radiator, fitted carpet, power points, tv point, airing cupboard, eave storage space, door to en-suite shower room.

### View of Bedroom 1



### En-suite Shower Room

8'9" x 7'0" (2.67m x 2.13m)



Three piece suite comprising double shower cubicle with overhead rain shower and hand held shower unit and glass screen, vanity wash hand basin in vanity unit with cupboards under, swan neck mixer tap, half height tiled surround, wall mounted mirror and shaver point, low-level WC, chrome heated towel rail, extractor fan, double glazed velux window, ceramic tiled flooring.

### View of En-suite Shower Room



### Bedroom 3

8'9" x 12'2" (2.67m x 3.71m)



UPVC double glazed window to side, single radiator, fitted carpet, telephone point(s), double power point(s).

### View of Bedroom 3



### Bedroom 4

8'7" x 12'2" (2.62m x 3.71m)



UPVC double glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s).

### View of Bedroom 4



### Family Bathroom

8'9" x 7'3" (2.67m x 2.21m)



Three piece suite with panelled bath with shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, heated towel rail, extractor fan, wall mounted mirror, double glazed velux window to side, ceramic tiled flooring with recessed ceiling spotlights.

### View of Family Bathroom





**View of Family Bathroom**



**Rear Garden**



**Outside of the property**  
Outside of the property

Enclosed by timber fencing, laid to lawn with mature shrubs to sides, patio area, garden shed, access to front via both sides of the property, personal door to the garage.

**Frontage and Drive**

**View of Rear Garden**



Front gravel drive leading to block paved drive leading to a single garage, additional off road parking space to side of the property, front lawn with mature shrubs. Side gates to both sides leading to rear garden.

**View of Rear Garden**

**View of Front of Development**





### View From Rear of Property



View overlooking open countryside and All Saints Church.

### Aerial View of Property



### Single Garage

16' x 8'6" (4.88m x 2.59m)

Detached single garage with power and light connected, eaves storage space, remote-controlled electric up and over roller door, uPVC door to side.

### Council Tax Band

Council Tax Band : E

Charge Per Year : £2481.79

### MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS A C T - D G property consultants f o r themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All

descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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