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Randall Drive, Toddington, Dunstable, Bedfordshire LU5 6FE **Asking Price £540,000**

Welcome to this charming detached house located on Randall Drive in the picturesque village of Toddington, Dunstable. This property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with the family. With 4 bedrooms and 2 bathrooms, there is ample space for everyone to enjoy. The house features a fitted kitchen/dining room, ideal for family meals and entertaining. Parking for 2 vehicles, along with a single integral garage for additional storage or potential to incorporate in the house. Situated in a sought-after village location, this property is a dream for commuters, with easy access to both rail and car links. Families will appreciate the proximity to excellent schools and the opportunity for open country walks right on your doorstep.

The modern fittings throughout the house add a touch of luxury, while the sunny south to west facing rear garden is the perfect spot family fun and to enjoy outdoor gatherings.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing, call 01582-580500



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Ground Floor Accommodation

Storm Porch

Entrance Hall



Half glazed entrance door with two windows either side to the front, single radiator, wooden flooring, double power point(s), coved ceiling, stairs to first floor landing, understairs storage cupboard, access doors to to all ground floor rooms.

Cloakroom



UPVC double glazed window to side, modern two piece suite comprising low level wc, vanity wash hand basin in vanity unit with cupboard under, single radiator, wooden flooring.

Living Room

11'10" x 15'0" (3.61m x 4.57m)



Two uPVC double glazed windows to rear incorporating uPVC double glazed French double door to garden, two double radiators, wooden flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, living flame gas affect fire set in feature marble and wooden surround.

View of Lounge



Study/Snug

10'6" x 9'10" (3.19m x 3.00m)



Study/Snug which could also be used as a separate dining room, UPVC double glazed window to front, single radiator, fitted carpet, telephone point(s), double power point(s), coved ceiling.

View of Study/Snug



View of Kitchen/Diner



Kitchen/Diner

15'10" x 9'10" (4.82m x 3.00m)



View of Kitchen/Diner



Kitchen /Diner with a modern fitted kitchen with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink with single drainer and tiled splashbacks, integrated fridge and freezer, gas and electric point for cooker, freestanding gas cooker, Upvc double glazed window to rear, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, wall mounted concealed gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to side.

Utility Area: Matching wall and base units with work surface over with sink unit, plumbing and space for automatic washing machine and tumble dryer, power points.

View of Kitchen/Diner



First Floor Accommodation

Landing



UPVC double glazed window to side, fitted carpet, double power point(s), coved ceiling, access to loft space, airing cupboard, doors to all first floor rooms.

Bedroom 1

15'0" x 13'8" (4.58m x 4.17m)



UPVC double glazed window to front, two built-in double wardrobes, fitted carpet, double power point(s), two double doors, door to en-suite shower room.

View of Bedroom 1

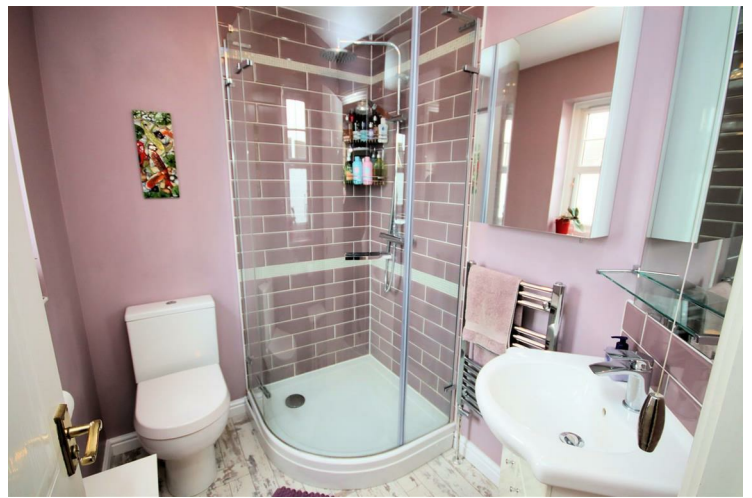


View of Bedroom 1



En-suite Shower Room

5'10" x 6'6" (1.78m x 1.98m)



Modern three piece suite comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC, chrome heated towel rail, extractor fan, wooden flooring, uPVC double glazed window to front.

Bedroom 2

9'0" x 13'8" (2.74m x 4.17m)



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

View of Bedroom 2



Bedroom 4

8'4" x 8'6" (2.54m x 2.59m)



Bedroom 3

9'0" x 11'6" (2.74m x 3.50m)



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

View of Bedroom 4



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

View of Bedroom 3



Family Bathroom



Modern fitted 3 Piece suite comprising: Panelled p/shaped bath with independent power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC, chrome heated towel rail, extractor fan, uPVC double glazed window to side.

View of Family Bathroom



View of Rear Garden



Outside of the property

Front Garden



View of Side of Property



Front drive with off road parking for 2 vehicle, front lawn, mature trees, shrubs and flowers, side access to the the rear garden.

Studio / Summer House

42'7" x 29'6" 19'8" (13' x 9'6")

Rear Garden



Sunny rear garden, enclosed by timer fencing, laid to lawn, well stocked with mature plants, shrubs and trees, Side area with access to the front of the property. Summer house / Studio Green House

Studio / Summer House: Two double glazed windows to front, double glazed window to side, ceiling lighting and ample double power point(s), double glazed French doors to garden.

View of Studio / Summer House



Single Integral Garage

55'9" x 26'2" x 19'8" (17' x 8'6")

Single Integral garage with power and light connected, roof storage area, metal up and over door, personal door into the house.

Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.03

MISDESCRIPTIONS ACT - Sales

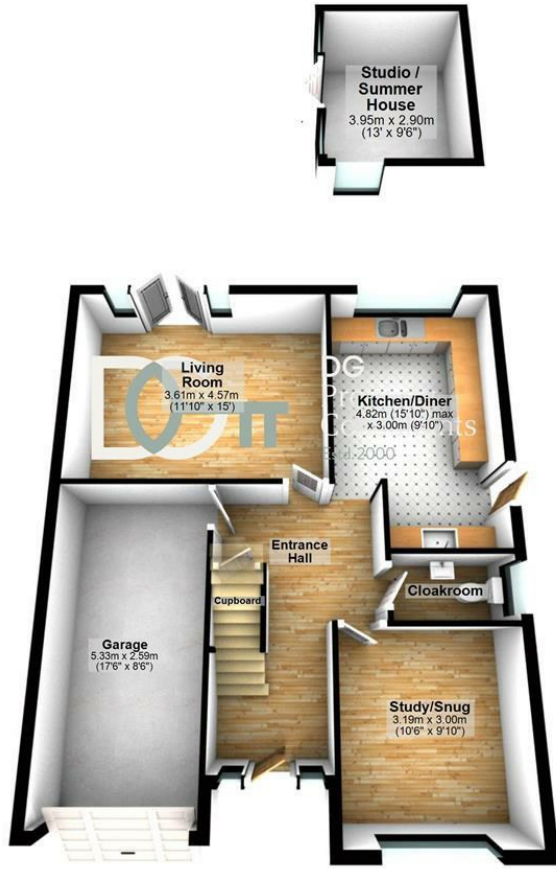
Should you interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

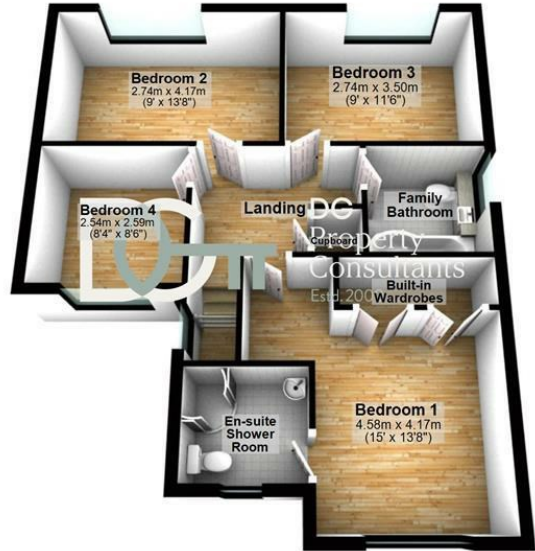
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for 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) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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