



**DG**  
Property  
Consultants  
Estd. 2000



## **Staines Square, Dunstable, Bedfordshire LU6 3JG**

### **Asking Price £550,000**

Staines Square of Dunstable, this detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by an inviting entrance hall with a cloakroom and 3 reception rooms, including a cosy lounge, elegant dining room, and a versatile study/family room. The fitted kitchen/breakfast room is perfect entertaining or family gatherings. Upstairs, you'll find 4 well-proportioned bedrooms, with the master bedroom featuring a refitted en-suite shower room for added luxury. A refitted family bathroom caters to the needs of the household with style and convenience. Outside, the property shines with beautifully maintained front and rear gardens, providing a serene outdoor space to relax and unwind. Parking will never be an issue with space for 4 vehicles and a garage for storage purposes.

Located in Dunstable, this property offers easy access to all the local amenities the town has to offer, making daily life a breeze. Commuters will appreciate the proximity to M1 Junction 9, ensuring smooth travels for work or leisure.



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## Property Introduction

Staines Square of Dunstable, this detached house is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by an inviting entrance hall with a cloakroom and 3 reception rooms, including a cosy lounge, elegant dining room, and a versatile study/family room. The fitted kitchen/breakfast room is perfect entertaining or family gatherings. Upstairs, you'll find 4 well-proportioned bedrooms, with the master bedroom featuring a refitted en-suite shower room for added luxury. A refitted family bathroom caters to the needs of the household with style and convenience.

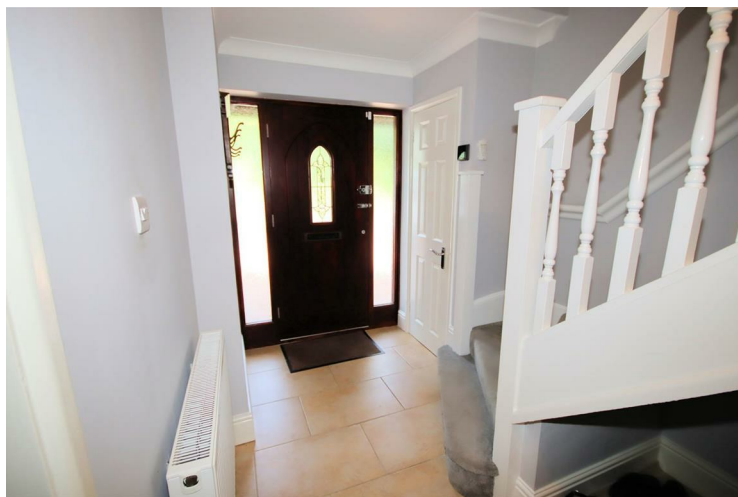
Outside, the property shines with beautifully maintained front and rear gardens, providing a serene outdoor space to relax and unwind. Parking will never be an issue with space for 3 vehicles and a garage for storage purposes.

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Don't miss the opportunity to make this delightful property your new home. Contact DG Property Consultants today to arrange a viewing and step into a world of comfort and convenience.

## Ground Floor Accommodation

### Entrance Hall



Entrance door, door, double radiator, porcelain tiled flooring, double power point(s), coved ceiling, carpeted stairs to first floor landing, doors to kitchen/breakfast room, dining room, living room, and cloakroom.

### View of Entrance Hall



### Cloakroom



Two piece suite comprising, vanity wash hand basin vanity unit with cupboards under, mixer tap and half height ceramic tiling to all walls, low-level WC, heated towel rail, extractor fan, porcelain tiled flooring.

### Living Room

16'6" x 12'6" (5.03m x 3.81m)



Replacement uPVC double glazed window to front, double radiator, porcelain tiled flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, double doors to dining room.

**View of Living Room**



**View of Dining Room**



**Dining Room**

13'2" x 10'0" (4.01m x 3.05m)



**Study / Family Room**

18'6" x 8'6" (5.64m x 2.59m)



Two replacement uPVC double glazed windows to rear incorporating uPVC double glazed French double doors to rear to garden, double radiator, porcelain tiled flooring, double power point(s), coved ceiling.

Replacement uPVC double glazed window to side, two double radiators, fitted carpet, two three, double power point(s), coved ceiling access via the kitchen.

**View of Dining Room**



**Kitchen/Breakfast Room**

19'8" x 9'2" (5.99m x 2.80m)



Fitted with a matching range of base and eye level units with worktop space over, 1 bowl stainless steel sink unit with single drainer and mixer tap, plumbing and space for an automatic washing machine, space for double width fridge/freezer, space

for a Aga/range cooker, space for a dish washer, space for a tumble dryer and space for two under worktop fridges. two replacement uPVC double glazed windows to rear, replacement uPVC double glazed window to side, porcelain tiled flooring, double power point(s), recessed ceiling spotlights, uPVC double glazed door to rear to garden, door to study/3rd reception room.

**View of Kitchen/Breakfast Room**



**View of Kitchen Breakfast Room**



**View of Kitchen/Breakfast Room**



**View of Kitchen/Breakfast Room**



**First Floor Accommodation**

**Landing**

Fitted carpet, power point(s), access to first floor bedrooms and family bathroom.

**Bedroom 1**

5'7" x 11'6" (1.70m x 3.51m)



Replacement uPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, two, double power point(s), covered ceiling, opening to en-suite shower room.

**View of Bedroom 1**



**View of Bedroom 1**



**View of Bedroom 2**



**En-suite Shower Room**



Recently refitted with three piece suite with tiled shower cubicle enclosure with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and full height ceramic tiling to all walls, low-level WC and heated towel rail, window to side, ceramic tiled flooring.

**Bedroom 3**

10'11" x 11'6" (3.34m x 3.51m)



Replacement uPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

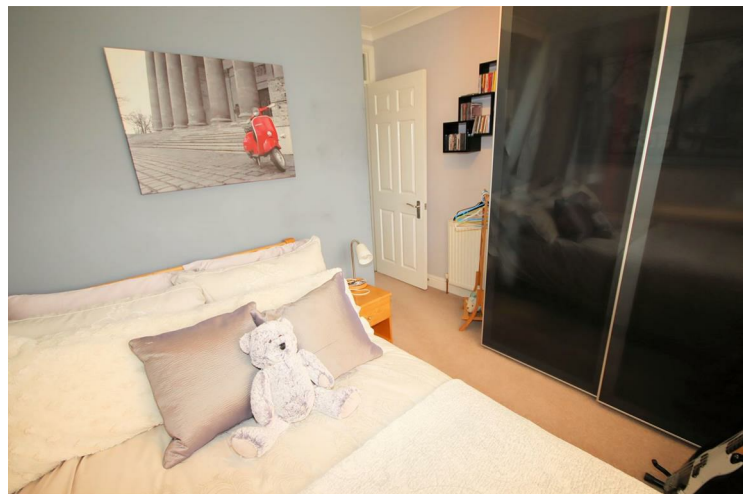
**Bedroom 2**

10'11" x 10'6" (3.34m x 3.20m)



Replacement uPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

**View of Bedroom 3**



### Bedroom 4

9'3" x 8'2" (2.81m x 2.49m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), built in cupboards. Room to fit a single bed in and has a built in wardrobe and storage space.

### View of Bedroom 4



### Family Bathroom



Recently refitted with three piece suite with deep panelled bath with hand shower attachment over and glass screen, vanity wash hand basin vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, replacement uPVC double glazed window to side, ceramic tiled flooring.

### Loft

Fully boarded out with lighting and a pull down ladder for easy access.

### Outside of the property

#### Front Garden

Nicely laid mono blocked and side access to the rear garden via a side gate wither side of the property.

#### Off Road Parking

Mono block front drive offering parking for 4 vehicles.

#### Rear Garden



Enclosed by timber panelled fence, mono block patio with retaining brick wall, lawn area, side access to the front. The rear garden has an outside tap along with two lots of electrical plugs for power. One at either side of the garden.

#### View of Rear Garden



**View of Rear Garden**



Should you be 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.

**View of Rear Garden**



**View of Rear Garden**



**Garage Store / Workshop**

Up and over door.

Garage store / workshop, power and lighting connected.

There is a water softener which is based in the Garage.

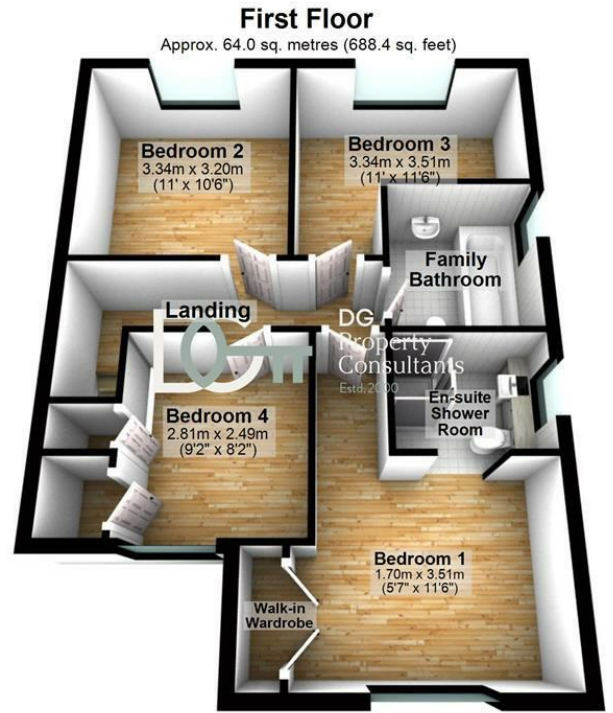
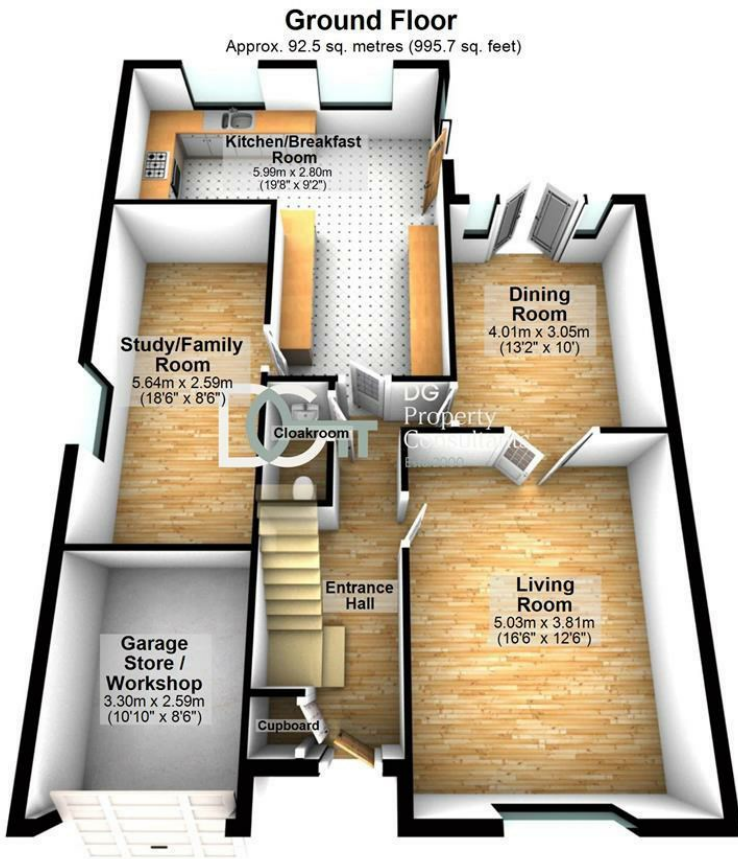
Worcester boiler is in the garage.

**Council Tax Band**

Council Tax Band : F

Charge Per Year : £2933.03

**MISDESCRIPTIONS ACT - Sales**



Total area: approx. 156.5 sq. metres (1684.1 sq. feet)



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>		71	81
	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>		
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