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Alma Farm Road, Toddington, Dunstable, Bedfordshire LU5 6BG
Asking Price £745,000

Nestled in the charming village of Toddington, on Alma Farm Road, lies a remarkable property waiting to be called home. This extended 4-bedroom detached house is offering a blend of elegance and comfort. As you step through the entrance porch, you are greeted by a warm reception hall that sets the tone for the rest of this inviting abode. With two reception rooms, there is ample space to entertain guests or simply unwind. The fitted kitchen/breakfast/family room is a hub of activity, perfect for making memories. A separate utility room and downstairs cloakroom adds to the convenience of daily living. Venture upstairs to discover 4 generously proportioned double bedrooms, the master boasts a refitted en-suite shower room, ensuring a touch of luxury, also, an extended refitted 4-piece family bathroom completes the upper level, providing both style and functionality.

Outside, the property is enveloped by meticulously maintained mature gardens, ideal for relaxation and enjoying social gatherings. With parking space for up to 4 vehicles, and a double width garage,



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Ground Floor Accommodation

Entrance Porch



Double glazed entrance door with two uPVC double glazed windows either side to the front, uPVC double glazed window to side, exposed wooden flooring, power point(s), access to loft roof space, door to reception hall.

Reception Hall

21'2" x 10'0" (6.45m x 3.05m)



Two double radiators, parquet wood block flooring, telephone point(s), double power point(s), circular obscure window to front, coved ceiling, dogleg staircase to first floor landing, glazed doors lounge, snug/dining room, 2 x doors to kitchen/dining/family room and access to cloakroom.

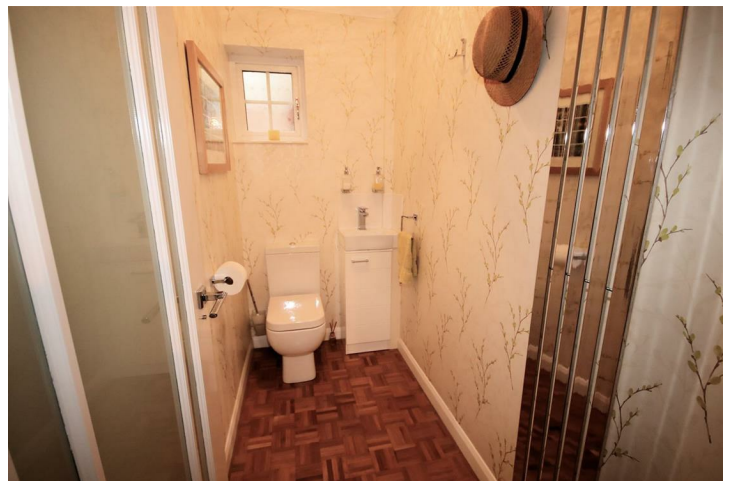
View of Reception Hall



View of Reception Hall



Cloakroom



UPVC double glazed window to side, refitted with two piece suite comprising Low level Wc and vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashbacks, single upright chrome radiator, parquet wood block flooring, coved ceiling.

Lounge

20'6" x 13'0" (6.25m x 3.96m)



UPVC double glazed box bay window to front, single radiator, parquet wood block flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, living flame effect gas fire set in feature wooden surround, with an open chimney.

View of Lounge



View of Lounge



Snug/Dining Room

12'7" x 13'0" (3.84m x 3.96m)



UPVC double glazed bay window to rear aspect incorporating uPVC double glazed French double doors to rear to garden, two single radiators, parquet wood block flooring, TV point(s), double power point(s), coved ceiling.

View of Snug/Dining Room



Kitchen/Dining/Family Room

23'1" x 24'6" (7.04m x 7.46m)



Fitted with a matching range of base and eye level units with worktop space over, built-in walk-in pantry/larder, matching island unit with cupboard drawers storage under and a built-in integrated slimline dishwasher, space for fridge/freezer,

double glazed windows exposing the full rear and side of the room also incorporating double glazed French double doors to rear to garden, ceramic tiled flooring with under floor heating, TV point(s), double power point(s), sunken recessed ceiling spotlights, glazed door to utility room.

View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



Utility Room
7'7" x 7'0" (2.31m x 2.13m)



View of Kitchen/Dining/Family Room



Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing and space for automatic washing machine and tumble dryer, double glazed window to side, ceramic tiled flooring with under floor heating, double power point(s), sunken recessed ceiling spotlights, glazed door to side leading to side porch.

View of Utility Room



View of Bedroom 1



Side Porch

Open side porch allowing access to the double garage and to the garden via side passage.

First Floor Accommodation

Landing

UPVC double glazed window to front, fitted carpet, power point(s), coving ceiling, doors to all first floor rooms.

Bedroom 1

12'6" x 13'0" (3.80m x 3.96m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coving ceiling, built in storage cupboard, door to en-suite shower room

En-suite Shower Room



Three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit and drawer, low-level WC, chrome heated towel rail, half height ceramic tiling to all walls, uPVC double glazed window to side, wooden laminate flooring, sunken recessed ceiling spotlight.

View of En-suite Shower Room



Bedroom 2

9'6" x 13'0" (2.90m x 3.96m)



UPVC double glazed window to front, single radiator, fitted carpet, built in storage cupboard, double power point(s), coving ceiling.

View of Bedroom 2



Bedroom 3

9'6" x 11'6" (2.90m x 3.51m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), coving ceiling.

View of Bedroom 3



Bedroom 4

9'1" x 11'2" (2.76m x 3.40m)



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

View of Bedroom 4



Family Bathroom



Four piece suite comprising panelled bath with mixer tap, vanity wash hand basin with mixer tap and drawer under, tiled double shower cubicle with power shower and glass screen, low-level WC, full height ceramic tiling to all walls, chrome heated towel rail, extractor fan, uPVC double glazed window to rear, wooden laminate flooring.

View of Family Bathroom



Outside of the property

Front Garden



Double width drive, offering off road parking for ample vehicles, side access to the rear garden via both sides of the

property. Laid to lawn, mature shrubs, plants and trees, outside tap.

Rear Garden



Enclosed by timber panelled fencing, side access to the front garden via both sides of the property, paved patios, pergola, laid to lawn, mature plants shrubs, plants and trees, outside tap.

View of Rear Garden



View of Rear Garden



View of Rear Garden



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 Aspect



Double Width Garage

17'4" x 16'2" (5.28m x 4.93m)

Double width garage with Upvc double glazed rear personal door, power and light connected, remote-controlled up and over door.

Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.03

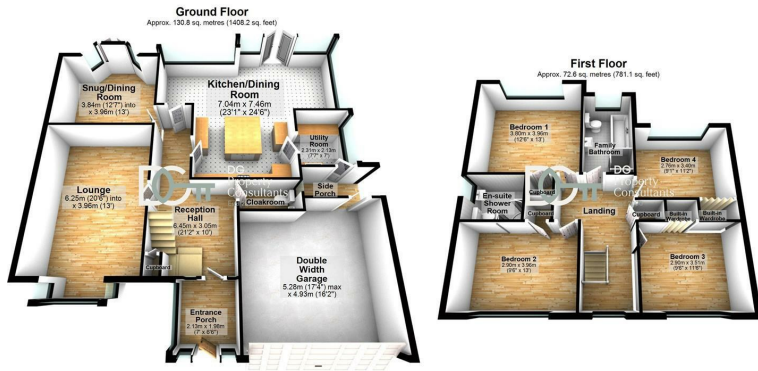
MISDESCRIPTIONS ACT - Sales

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

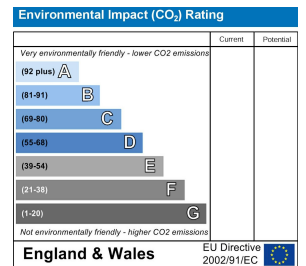
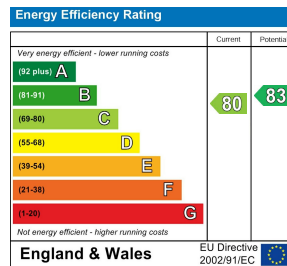
Supporting evidence will be required for your method of purchase.

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

MISDESCRIPTIONS ACT - D G 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



Total area: approx. 203.4 sq. metres (2189.3 sq. feet)



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