



**DG**  
Property  
Consultants  
Estd. 2000



**33 Park Road, Toddington, Dunstable, Bedfordshire LU5 6AB**  
**Asking Price £869,995**

This stunning 4-bedroom Georgian-style grade II listed detached residence, perfectly situated in the picturesque village of Toddington, on the prestigious Park Road, offering breath-taking open countryside views from the front. Upon entering, you are welcomed by a bright reception vestibule leading to entrance hall. The ground floor boasts two generously sized reception rooms with front-facing views, a well-appointed kitchen/breakfast room, and a study-ideal for hybrid working. The lower ground level offers versatility with a spacious family room/bedroom four, along with a convenient 2nd Study/Laundry room. Upstairs, the first floor features three well-proportioned bedrooms and a stylish family 4 piece bath/shower room. The master suite benefits from access to a second-floor dressing room and a private en-suite shower room. Outside, the property showcases a beautifully landscaped, two-tiered rear garden-offering ample space for family activities. Additional outbuildings include a gym, workshop and a barn with loft, complemented by off-road parking for up to four vehicles.



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## Ground Floor Accommodation

### Property Approach



### Entrance Vestibule



Hardwood entrance door, window to side, sash window to rear, double radiator, ceramic terracotta tiled flooring, double power point(s), original cornice style coved ceiling, half glazed door to entrance hall.

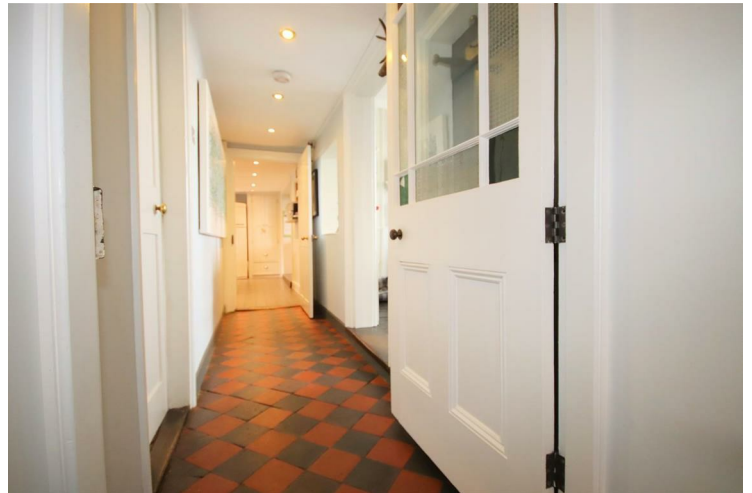
### Entrance 2



### Entrance 3

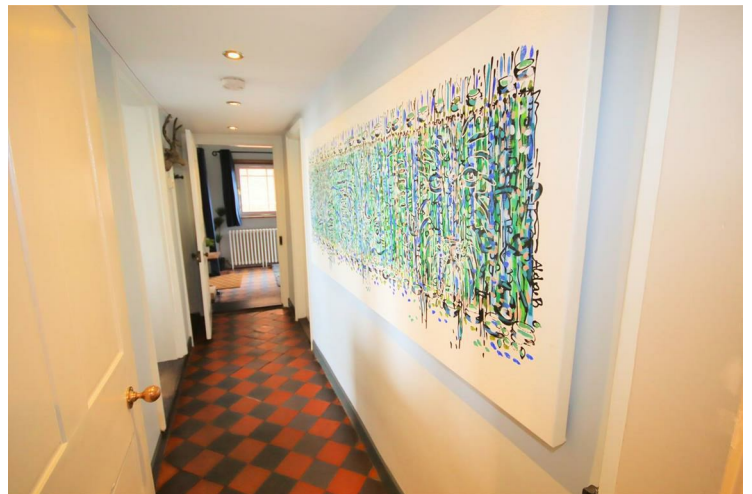


### Entrance Hall



Ceramic terracotta tiled flooring, four recessed ceiling spotlights, access doors to dining room, study and kitchen/breakfast room, access via stairs to lower ground level.

### View of Entrance Hall





### Living Room

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



Two sash windows to front with shutters and window seats, original feature fireplace set in feature wooden surround with inset chimney and tiled hearth, wood burning stove with glass door, double wrought iron radiator, exposed wooden flooring, TV point(s), double power point(s), dado rail decorative panelling on walls below, original cornice style coved ceiling, twin double folding double doors leading through to the kitchen/breakfast room.

### View of Living Room



### Dining Room

12'6" x 13'3" (3.81m x 4.04m)



Two sash windows to front with shutters and window seats, internal window opening to entrance hall, fireplace, double radiator, exposed wooden flooring, double power point(s), decorative dado rail, panelling on walls, original cornice style coved ceiling, feature original fireplace, doorway opening with half height door leading to the living room.

### View of Dining Room



### Staircase to 1st Floor

Staircase leading to the 1st floor accommodation.

## Kitchen/Breakfast Room

12'10" x 14'6" (3.91m x 4.43m)



Fitted with a matching range of base and eye level units with worktop space over, ceramic butler sink unit with stainless steel swan neck mixer tap - separate boiling/chilled water tap and tiled splashbacks, space and plumbing for dishwasher, space for large fridge/freezer, built-in gas oven range with extractor hood, two windows to rear, ceramic tiled flooring with underfloor heating, double power point(s), recessed ceiling spotlights, door to rear garden, space for central table or island unit.

### View of Kitchen/Breakfast Room



### View of Kitchen/Breakfast Room



## Study

10'2" x 7'10" (3.10m x 2.39m)



Window to rear, double radiator, ceramic terracotta tiled flooring, telephone point(s), double power point(s), six recessed ceiling spotlights, built in storage cupboard, door to cloakroom.

## Cloakroom



Two piece suite comprising, wash hand basin, low-level WC and extractor fan, ceramic terracotta tiled flooring, two recessed ceiling spotlights.

## Stairway to Lower Ground Level

Door leading to stairs to lower ground level.

## Lower Ground Floor Level



**Family Room/Bedroom 4**  
11'10" x 13'5" (3.61m x 4.10m)



Window to front, Chimney breast with fireplace, double radiator, wooden laminate flooring, double power point(s), ceiling with exposed beams and recessed ceiling spotlights, opening through to the laundry room.

**View of Family Room/Bedroom 4**



**Laundry/2nd Study**  
11'10" x 10'5" (3.61m x 3.18m)



Window to front, wooden laminate flooring, double power point(s), built in cupboards with two bi-fold doors housing space and plumbing for a automatic washing machine and tumble

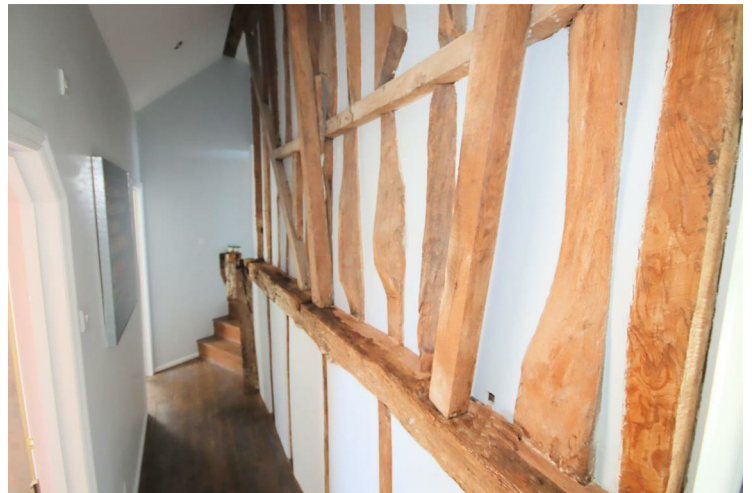
dryer also, housing gas boiler, Mega Flow system serving heating system and domestic hot water plus, heating timer control.

**View of Laundry/2nd Study Room**



**First Floor Accommodation**

**Landing**



Exposed wooden flooring, double power point(s), exposed original beams to the walls, recessed ceiling spotlights, door to all bedrooms and family bath/shower room.



### Bedroom 1

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



Two sash windows to front with shutters and window seats, double wrought iron radiator, fitted carpet, double power point(s), original cornice style coved ceiling, stairs to 2nd floor master dressing room and en-suite shower room.

#### View of Bedroom 1



#### View of Bedroom 1



#### Staircase to 2nd Floor Master En-suite

Private staircase leading to 2nd floor, master dressing room and en-suite shower room.

### Bedroom 2

13'0" x 12'3" (3.96m x 3.73m)



Two sash windows to front with shutters and window seats, feature original fireplace, double radiator, fitted carpet, double power point(s), original cornice style coved ceiling.

#### View of Bedroom 2



### Bedroom 3

9'0" x 15'0" (2.75m x 4.58m)



Velux window to rear, additional window to rear, double radiator, exposed wooden flooring, double power point(s), original exposed beams to the walls.



**View of Bedroom 3**



**Dressing Room**

7'0" x 12'6" (2.13m x 3.81m)



**Family Bathroom**



Four piece suite comprising deep panelled bath with mixer tap, vanity wash hand basin in vanity unit with cupboards under, shower enclosure with power shower and glass screen, low level Wc, heated towel rail, extractor fan, window to rear, exposed wooden flooring, recessed ceiling spotlights.

**View of Family Bath/Shower Room**



Window to front, window to rear, built-in recess wardrobe(s) with hanging rails, shelving and drawers, exposed wooden flooring, double power point(s), opening through to the en-suite shower room.

**En-suite Shower Room**

7'0" x 11'6" (2.13m x 3.50m)



Three piece suite comprising double recessed tiled double shower enclosure with power shower and glass screen, vanity wash hand basin in vanity unit with drawers and mixer tap, low-level and heated towel rail, extractor fan, window to rear, window to front, exposed wooden flooring open access from the dressing room.

**Outside of the property**

**Second Floor Accommodation**

Access from Master Bedroom.



**Frontage**



Wrought iron railing to the front boundary with gate leading to the front of the property, access to the rear garden.

**Off Road Parking**

Off Road Parking area for 4 vehicles with EV charger, potential for a garage STPP.

**View From Front of Property**



**View From Front of Property**



**View Side Approach**



Side approach leading to outbuilding and parking area for 4 vehicles.

**View Side Approach**



**Rear Garden**



A large two tired landscaped South-West facing rear garden, large patio with additional raised patio area, two large lawn areas with side borders with mature shrubs and plants. Enclosed by fencing, side gate leading to the side drive and out-building. Outside tap and lighting.



**View of Rear Garden**



**View of Rear Garden**



**View of Rear Garden**



**Outbuildings**

**Outside WC**

Two piece suite comprising, wash hand basin and low-level WC with lighting, access door to front.

**Top Barn**

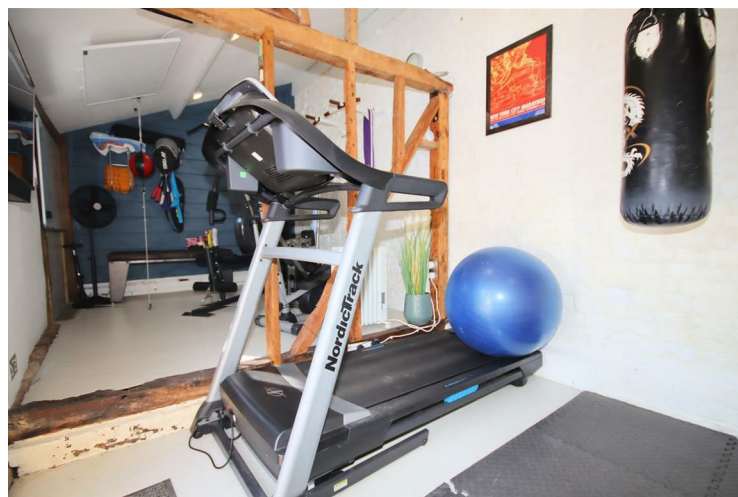
13'2" x 13' (4.01m x 3.96m)



Double doors to the front, power and lighting connected, open loft for additional storage of use.

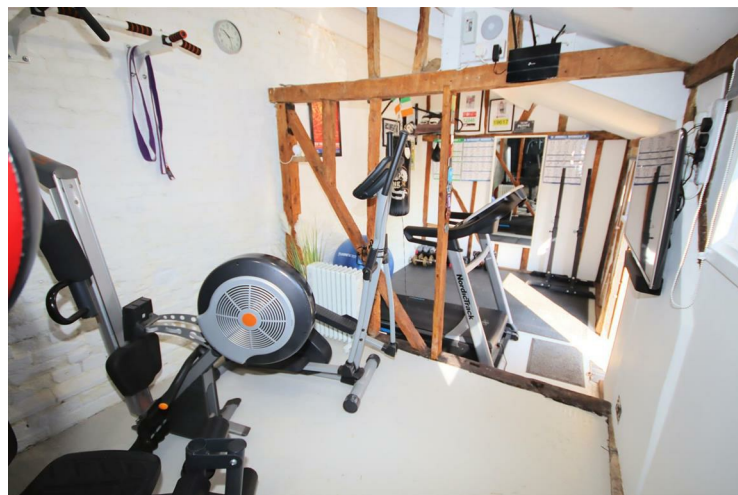
**Gym**

19'6" x 8'6" (5.94m x 2.59m)



Good size gym with two windows to front, door to to the front, power and lighting connected.

**View of Gym**





## Workshop

13' x 8'6" (3.96m x 2.59m)



Workshop with power and light connected, double door to the front, opening through to additional workshop area.

## Workshop

13' x 8'6" (3.96m x 2.59m)

Window to front, opening to main workshop area.

## Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.03

## MISDESCRIPTONS ACT - Sales

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

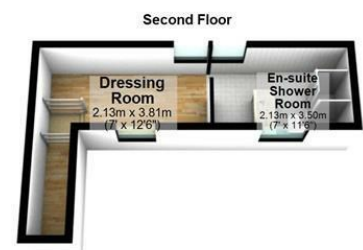
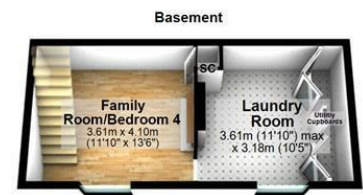
Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

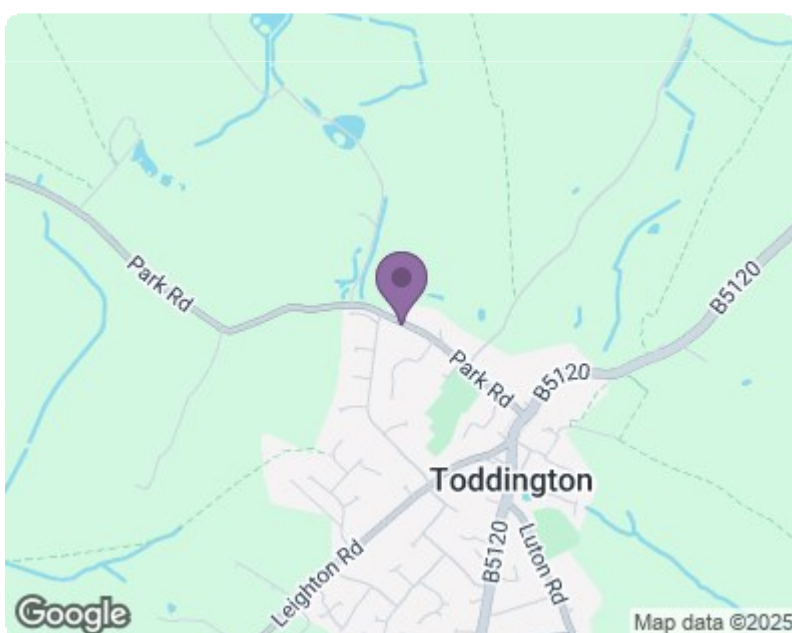
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTONS 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.





Total area: approx. 248.0 sq. metres (2669.2 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>	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>		
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