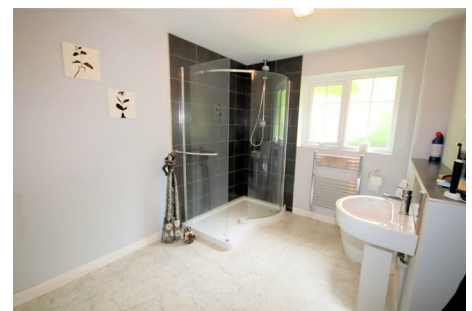




DG
Property
Consultants
Estd. 2000



Cleavers Walk, Toddington, Dunstable, Bedfordshire LU5 6EU

Asking Price £580,000

Nestled in the charming village of Toddington, this rarely available detached bungalow in Cleavers Walk presents an exceptional opportunity for those seeking a spacious family home, with potential to extend. Set on a generous plot, this property offers a delightful blend of comfort and practicality, making it an ideal choice for family living. Upon entering, you are greeted by a large entrance hall that leads to two expansive reception rooms, providing ample space for relaxation and entertaining. The dining area seamlessly connects to a well-appointed refitted kitchen. This bungalow also features three generously sized bedrooms and two large family shower room adding practicality of the layout. The property is situated in a peaceful neighbourhood, surrounded by the picturesque scenery that Toddington has to offer. With its spacious interiors and thoughtful design, this bungalow is not just suited to a growing family, but you may be looking to downsize without compromising on space, this home is sure to meet your needs.

Do not miss the chance to make this delightful bungalow your own.

Book your viewing today. Call Team DG on 01582580500



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

dgpropertyconsultants.co.uk
01582 580500



Ground Floor Accommodation

Storm Porch

Open storm porch leading to the main property entrance.

Entrance Hall



Upvc double glazed entrance door with double glazed window to either side, single radiator, fitted carpet, double power point(s), textured ceiling, French double door to living room, doors to all other rooms.

Access to loft space with retractable ladder.

Living Room

20'0" x 15'0" (6.10m x 4.57m)



UPVC double glazed bow bay window to front, two uPVC double glazed windows to side, two single radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, wall mounted electric fire, door to bedroom 3/study.

View of Living Room



View of Living Room



Dining Room

14'0" x 16'6" (4.27m x 5.03m)



UPVC double glazed bow bay window to front, single radiator, fitted carpet, double power point(s), textured ceiling, archway opening kitchen/breakfast room, 2 x door to the entrance hall.

View of Dining Room



View of Kitchen/Breakfast Room



Kitchen/Breakfast Room
14'0" x 15'1" (4.27m x 4.61m)



Overview Dining Room & Kitchen



Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer and mixer tap with tiled splashbacks, integral dishwasher, space for fridge/freezer and space and plumbing for a automatic washing machine, built-in electric oven, halogen electric hob with extractor hood over, carpeted flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, patio door to conservatory.

View of Kitchen/Breakfast Room



Bedroom 1
14'0" x 15'1" (4.26m x 4.61m)



UPVC double glazed window to rear, uPVC double glazed French doors to the rear garden, single radiator, fitted carpet, double power point(s), coving to textured ceiling, large range of built in wardrobes, chest of draws.

View of Bedroom 1



Bedroom 3 / Study

10'0" x 11'11" (3.05m x 3.62m)



Bedroom 2

10'0" x 12'6" (3.05m x 3.81m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling, built in wardrobes and chest for draws.

View of Bedroom 2



UPVC double glazed window to side, single radiator, fitted carpet, double power point(s), textured ceiling, door from living room.

Family Shower Room 1



UPVC double glazed window to rear, three piece suite comprising: tiled double shower enclosure with power shower, pedestal wash hand basin, low level Wc, chrome heated towel rail, Vinyl flooring, built in storage cupboard.

Family Shower Room 2



UPVC double glazed window to rear, three piece suite comprising: tiled double shower enclosure with power shower,

pedestal wash hand basin, fully tiled walls, low level Wc, chrome heated towel rail, Vinyl flooring,

Outside of the property

Frontage & Driveway Parking



Mono block front drive, allowing off road parking for 6 vehicles, access to the double width garage, Side gate allowing access to the rear & side gardens from both sides, well stocked front border with mature shrubs, plants & flowers.

View of Frontage & Driveway Parking



Rear Garden



Very well stocked, landscaped rear garden with a paved patio area covered by a garden veranda, lawns (grass & artificial), many shrubs, plants, flowers and trees, access to the front via gates on both sides of garden.

View of Rear Garden



View of Rear Garden



Side Garden



Artificial lawn, mature plants, shrubs and trees, access to front of the property.

View of Side Garden



View of Side Garden



View of Side Garden



Double Width Garage

19'6" x 17'10" (5.94m x 5.44m)

Remote controlled electric metal up and over door, personal door to kitchen, wall mounted combination boiler, power and lighting, Upvc double glazed window to the rear aspect.

Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.03

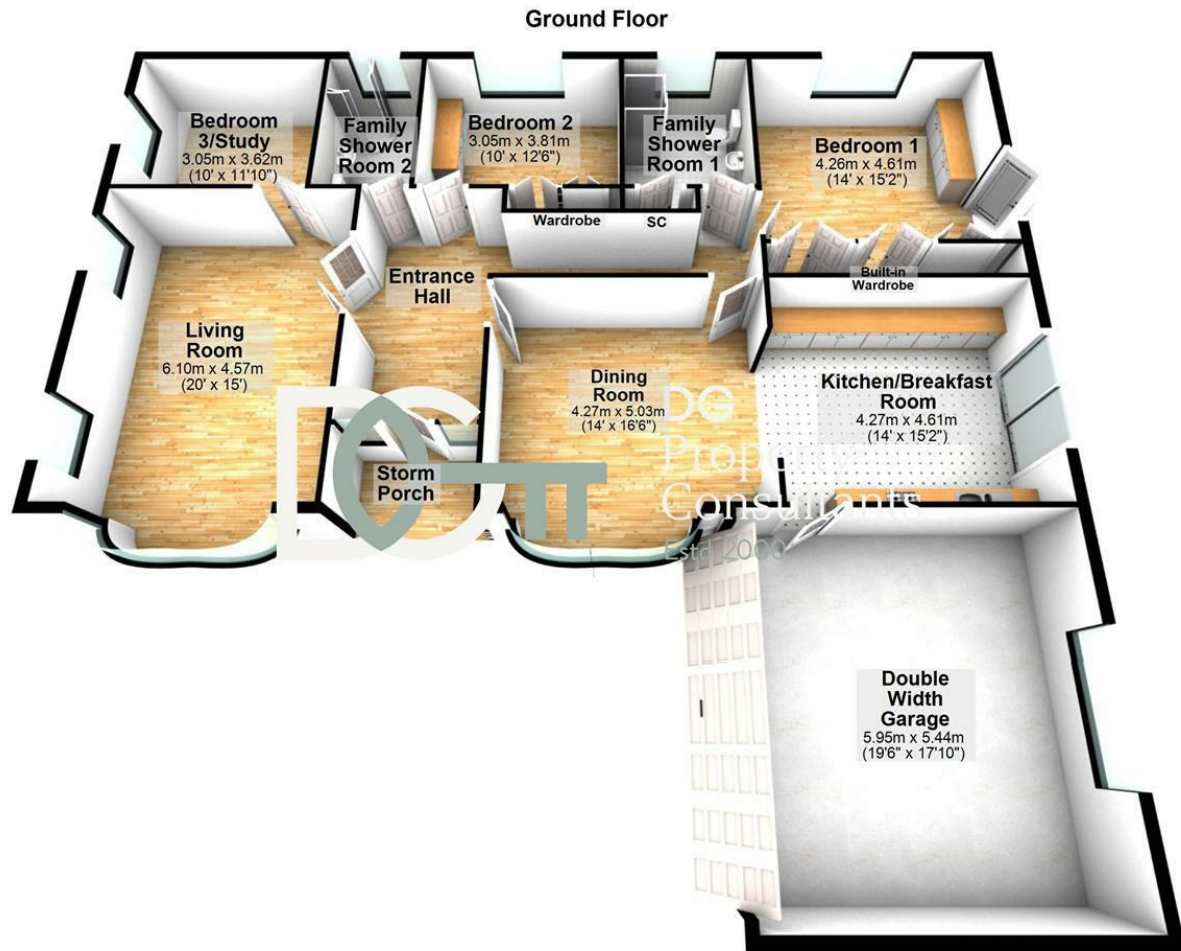
MISDESCRIPTIIONS ACT - Sales

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.

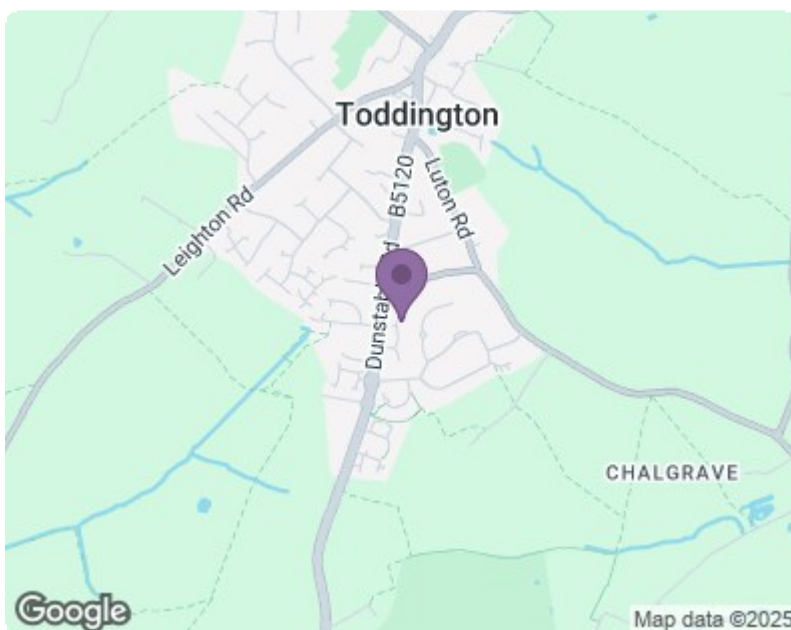
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIIONS 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 Frontage & Driveway Parking



Total area: approx. 189.9 sq. metres (2044.5 sq. feet)



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	EU Directive 2002/91/EC	

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



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

dgpropertyconsultants.co.uk
01582 580500

