



DG
Property
Consultants
Estd. 2000



Byfield Close, Toddington, Dunstable, Bedfordshire LU5 6BH

Asking Price £575,000

An extended, good size detached property located in Byfield Close on the Alma Farm development in the sought-after village of Toddington. This extended and well presented detached home offers accommodation comprising: A convenient downstairs cloakroom, spacious living room, extended separate dining room and extended refitted kitchen/breakfast room. The first floor offers 4 comfortable sized bedrooms along with a modern refitted family bathroom.

Externally, the property is equally impressive, with 60ft landscaped rear garden, front garden and off-road parking available for up to 3 vehicles, plus a single garage. This home is also an excellent choice for commuters, with easy access to rail links and the M1 motorway. Families will appreciate the proximity to highly rated schools and the scenic countryside walks that surround the area, making it a perfect blend of rural charm and modern convenience. This property truly offers a wonderful opportunity for those seeking a comfortable and stylish family home in a desirable location.

Book your viewing by calling Team DG on 01582-58000



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Ground Floor Accommodation

Storm Porch

Open storm porch to the front property entrance.

Entrance Hall

UPvc double glazed entrance door, single radiator, fitted carpet, power point(s), built-in storage cupboard, door to living room and sliding door cloakroom.

Cloakroom



Replacement uPVC double glazed window to front, two piece suite comprising, vanity wash hand basin set in vanity unit with cupboards under, low-level WC, tiled splashbacks, single radiator, fitted carpet, power point(s).

View of Cloakroom



Living Room

11'0" x 20'10" (3.35m x 6.35m)



Replacement uPVC double glazed window to front, electric feature fire set in fire surround, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling.

View of Living Room



Dining Room

17'6" x 10'6" (5.33m x 3.19m)



Two uPVC double glazed patio doors to rear garden, double radiator, fitted carpet, double power point(s), coved and textured ceiling, carpeted stairs to first floor landing, door to kitchen/breakfast room.

View of Dining Rom



View of Kitchen/Breakfast room



Fitted Kitchen/Breakfast room

17'6" x 10'6" (5.33m x 3.20m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring halogen hob with extractor hood over, replacement uPVC double glazed window to rear, wooden laminate flooring, double power point(s), textured ceiling, Upvc double glazed door to side of property and drive.

View of Kitchen/Breakfast room



First Floor Accommodation

Landing

Fitted carpet, power point(s), coved ceiling, fitted carpet, built in airing cupboard, access to loft space, doors to all first floor rooms.

Bedroom 1

11'0" x 10'0" (3.35m x 3.05m)



Replacement uPVC double glazed window to front, single radiator, fitted carpet, power points, built in storage cupboard.

View of Bedroom 1



Bedroom 2

10'8" x 11'2" (3.26m x 3.40m)



Replacement uPVC double glazed window to rear, built in storage cupboard, single radiator, fitted carpet, power point(s), coved ceiling.

View of Bedroom 2



Bedroom 3

9'6" x 9'4" (2.89m x 2.85m)



Replacement uPVC double glazed window to front, double radiator, fitted carpet, built in cupboard housing central heating boiler, double power point(s).

View of Bedroom 3



Bedroom 4

7'9" x 9'4" (2.37m x 2.85m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coved ceiling.

Family Bathroom



Refitted with three piece suite comprising panelled bath with independent shower over, mixer tap, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, wall mounted mirror, replacement uPVC double glazed window to side, double radiator, vinyl flooring.

View of Family Bathroom



View of Rear Garden



Outside of the property

Front Garden & Drive



Frontage with lawn & mature shrubs, side drive leading the garage offering off road parking for 3 vehicles, access to the rear garden through the garage.

Rear Garden



Enclosed by fencing, paved patio, laid to lawn, mature shrubs and plants, personal door into the garage.

Single Garage

18' x 9' (5.49m x 2.74m)

Metal up and over door, Upvc door to the rear garden, window to the rear, power and lighting connected.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2481.79

MISDESCRIPTIIONS ACT - Sales

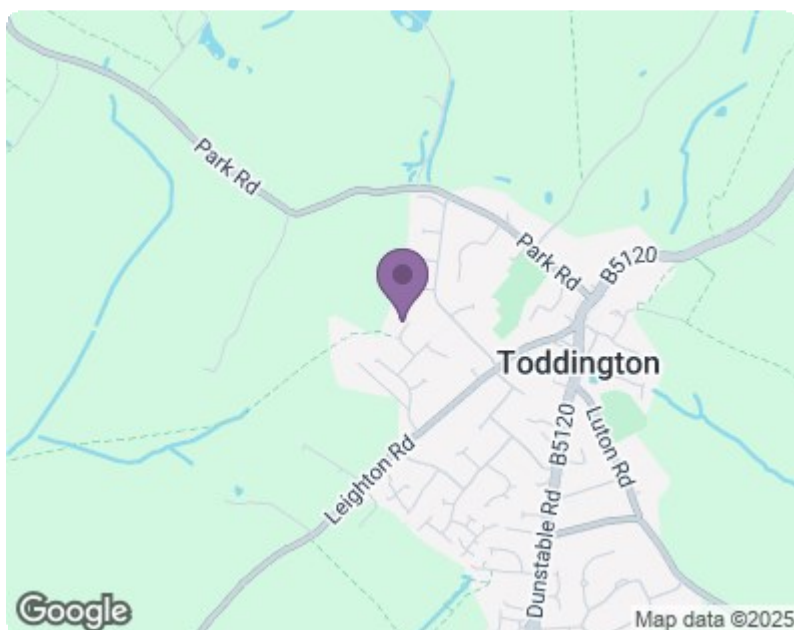
Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

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.



Total area: approx. 128.1 sq. metres (1378.7 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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