



DG
Property
Consultants
Estd. 2000



Ridgeway Avenue, Dunstable, Bedfordshire LU5 4QN

Asking Price £440,000

Situated in the desirable Ridgeway Avenue, Dunstable, this charming semi detached house offers a perfect blend of comfort and space, ideal for family living. The property boasts three very generously sized bedrooms and a modern ground floor family bathroom. Upon entering, you are greeted by a welcoming entrance hall that leads to a good size front-to-rear combined lounge/dining room and the fitted kitchen overlooks the rear garden, ensuring ample accommodation for all.

Outside, the property is complemented by an impressive 120ft private rear garden, beautifully landscaped to create an excellent space for outdoor relaxation and fun for the family. Parking is a breeze with space for up to five vehicles, including a garage, ensuring convenience for residents and guests alike. The home benefits from full double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

Situated within walking distance of local amenities and close to popular schools, this property is ideally located for families seeking a vibrant community.

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

Call Team DG on 01525-310200 to arrange your viewing



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



Ground Floor Accommodation

Entrance Hall



UPVC double glazed entrance door, UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), carpeted stairs to first floor landing, opening kitchen, door to family bathroom and lounge/dining room.

View of Entrance Hall



Lounge/Dining Room
26'1" x 11'6" (7.94m x 3.51m)



UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power

point(s), coving to textured ceiling with feature beams, living flame effect gas set in feature brick built surround and brick chimney breast with side plinths, double glazed patio door to rear to garden.

View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



View of Fitted Kitchen



Fitted Kitchen

8'6" x 10'6" (2.60m x 3.21m)



Ground Floor Family Bathroom



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for, space for fridge and plumbing for and space automatic washing machine, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, single radiator, vinyl flooring, double power point(s), textured ceiling with feature beams, built-in storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear to garden.

Three piece suite comprising panelled bath with hand shower attachment over and glass screen, vanity wash hand basin in vanity unit with drawers under and low-level WC, tiled splashbacks, heated towel rail, two replacement uPVC glazed window to side, vinyl flooring, timber panelled ceiling with recessed ceiling spotlights.

View of Family Bathroom



View of Family Bathroom



First Floor Accommodation

Landing

Fitted carpet, power point(s), access to loft space, doors to all first floor bedrooms and eave storage room.

Bedroom 1

15'2" x 10'6" (4.62m x 3.20m)



Replacement uPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 1



Bedroom 2

14'5" x 7'3" (4.40m x 2.21m)



Replacement uPVC double glazed window to rear, two replacement uPVC double glazed windows to side, built in wardrobes, single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 2



Bedroom 3

6'11" x 10'1" (2.11m x 3.08m)



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

Eave Storage Room

Eave storage room with potential to add a further bedroom or additional first floor bathroom.

Outside of the property

Front Garden & Driveway



Front garden, laid to lawn with mature shrubs, plants and flowers, front and side drive, double gates leading the the side offering further off road parking and access through to the garage and rear garden.

View of Side Driveway



Off road parking for approximately 4 inline vehicles.

Rear Garden



A large rear garden approximately 120ft in length, large patio area, laid to lawn, well stocked with many plants, shrubs flowers and trees. Gated side access to the side drive leading the front of the property.

View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



Single Garage

19' x 9' (5.79m x 2.74m)

Detached brick built single garage with power and light connected, window to side, metal up and over door.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2030.56

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 - 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.

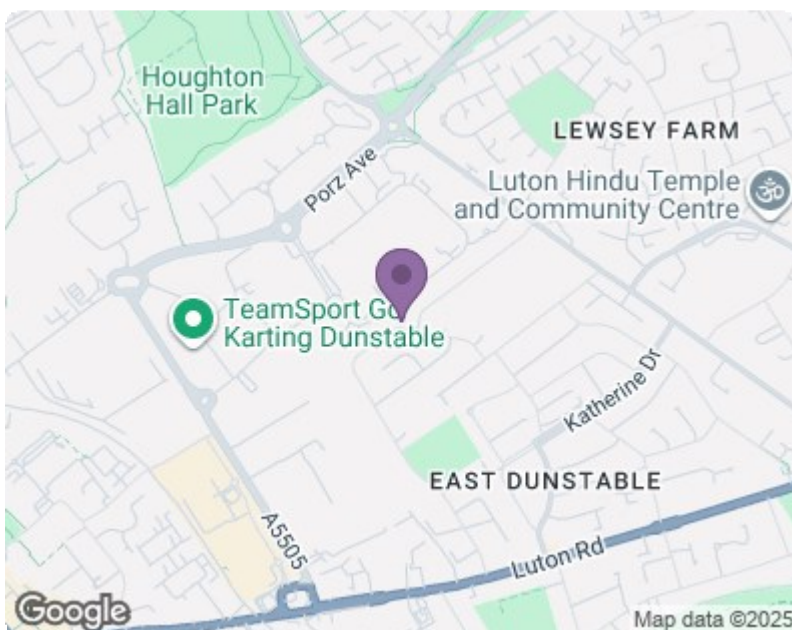
Ground Floor



First Floor



Total area: approx. 107.3 sq. metres (1155.0 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 | | |
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