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Estd. 2000



Byfield Close, Toddington, Dunstable, Bedfordshire LU5 6BH

Asking Price £769,995

This exceptional home offers both convenience and practicality for families with multiple vehicles.

Located in the picturesque village of Toddington, Byfield Close is part of the desirable Alma Farm development, known for its community spirit and tranquil surroundings. This extended detached house boasts a generous corner plot, providing a sense of space and privacy. Upon entering, the welcoming reception hall leads you into three well-appointed reception rooms, each offering a unique atmosphere for entertaining. The heart of the home is undoubtedly the fitted kitchen/breakfast room, the addition of a downstairs cloakroom enhances the practicality of the layout.

As you ascend to the first floor, you will find 4 spacious double bedrooms, 2 with refitted en-suite shower rooms add a touch of luxury, also with a stylish refitted family bathroom. The outdoor space is equally impressive, featuring beautifully maintained mature gardens that create a serene environment for relaxation or social gatherings. Ample parking facilities, up to 7 vehicles, along with an oversized double-width garage, make this property a rare find in today's market.

In summary, this delightful detached house on Byfield Close is perfect for families seeking a spacious and well-appointed home in a charming village setting. With its blend of comfort, style, and practicality, it is sure to impress all who visit.



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Ground Floor Accommodation

Storm Porch

Covered storm porch to entrance.

Entrance Porch



Double glazed composite entrance door with windows either side, single radiator, wooden laminate flooring, coving to textured ceiling, folding doors to a coats cupboard, French style glazed doors to the reception hall, and family room.

Reception Hall

13' x 13'7" (3.96m x 4.14m)



Double radiator, fitted carpet, telephone point, double power point(s), coving to textured ceiling, carpeted stairs to first floor landing, glazed doors to all ground floor rooms.

Cloakroom



UPVC double glazed window to front, two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashbacks, single radiator, karndean tiled flooring.

Living Room

12'0" x 19'6" (3.65m x 5.94m)



UPVC double glazed window to rear, two double radiators, fitted carpet, TV point(s), double power point(s), two wall light points, coving to textured ceiling, living flame effect gas fire set in a chimney breast, double glazed patio door to rear to garden.

View of Living Room



View of Living Room



Family Room

17'3" x 14'6" (5.26m x 4.42m)



Dining Room

12'0" x 13'0" (3.66m x 3.96m)



UPVC double glazed window to front, double radiator, fitted carpet, TV point(s), double power point(s), three wall light points, coved ceiling, cupboard housing pre-lagged hot water tank.

View of Family Room



UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Dining Room



View of Family Room



Kitchen/Breakfast Room

21'6" x 10'0" (6.55m x 3.05m)



View of Kitchen/Breakfast Room



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, space & plumbing for a dishwasher, plumbing and space for automatic washing machine, space for fridge/freezer, tumble dryer and cooker, gas and electric points for cooker, uPVC double glazed window to front, double radiators, karndeian tiled flooring, double power point(s), coved ceiling with recessed ceiling spotlights, double glazed door to side giving access to the rear to garden.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



First Floor Accommodation

Landing



Galleried landing, fitted carpet, double power point(s), coving to textured ceiling, access to loft space with retracting ladder, built-in storage cupboard, doors to all first floor rooms.

Bedroom 1

12'0" x 11'8" (3.66m x 3.55m)



uPVC double glazed window to front, a range of fitted wardrobe(s), dressing table and bedside cabinets, single radiator, fitted carpet, double power point(s), coved ceiling, door to en-suite shower room.

View of Bedroom 1



View of Bedroom 1



En-suite Shower Room 1



Fitted with three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC and extractor fan, shaver point full height ceramic tiling to all walls, uPVC double glazed window to front, single radiator, ceramic tiled flooring.

View of En-suite Shower Room 1



Bedroom 2

12'8" x 9'0" (3.87m x 2.74m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coved ceiling, archway to dressing room.

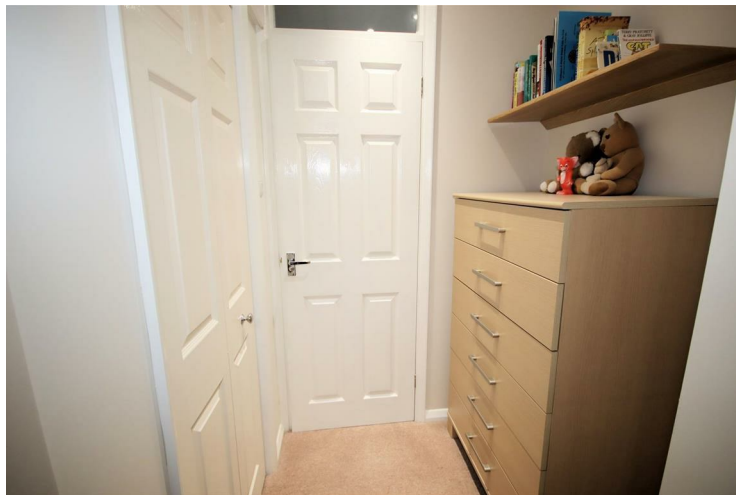
View of Bedroom 2



View of En-suite Shower Room 2



Dressing Room to Bedroom 2



Built-in double wardrobe with folding doors with further space for additional wardrobes or instead of chest of draws, fitted carpet, door to en-suite shower room.

En-suite Shower Room 2



Recently refitted with three piece suite comprising double shower with power shower and glass screen and shower panelling, vanity wash hand basin in vanity unit with cupboards under, low-level WC , heated towel rail, extractor fan, wall mounted mirror, shaver point, UPVC double glazed window to front, cushion tiled flooring, recessed ceiling spotlights.

Bedroom 3

8'6" x 11'10" (2.59m x 3.61m)



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

View of Bedroom 3



Bedroom 4

8'6" x 11'6" (2.59m x 3.51m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 4



Family Bathroom



Recently refitted with three piece suite comprising panelled bath with independent shower over and glass screen and mixer tap, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to front, porcelain tiled flooring.

View of Family Bathroom



Outside of the property

Front Garden & Drive



Paved drive with drive through, with off road parking for 7 vehicles. lawn area, with mature shrubs and plants, Side gated access to the rear garden via both sides of the property. Outside water tap.

Rear Garden



Enclosed by fencing and conifer hedge, laid to lawn, with ornamental borders stocked with mature plants, shrubs and

trees. Outside water tap to side and rear, side storage area with timber shed, side gate to front from both sides of the property. Outside electric sockets.

View of Rear Garden



View of Rear Garden



View of Rear Garden



Double Width Garage

20'2" x 20' (6.15m x 6.10m)

UPVC double glazed window to rear, electric metal up and over door, uPVC double glazed door to rear to garden, door to rear garden, door to boiler room in garage.

EV charger mounted in garage.

View of Double Width Garage



Council Tax Band

Council Tax Band : F

Charge Per Year : £2933.33

MISDESCRIPTONS ACT - Sales

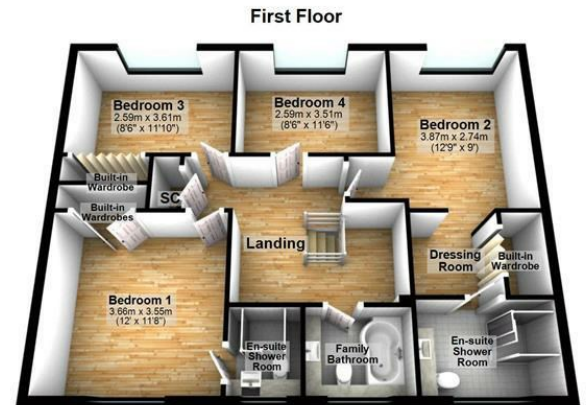
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

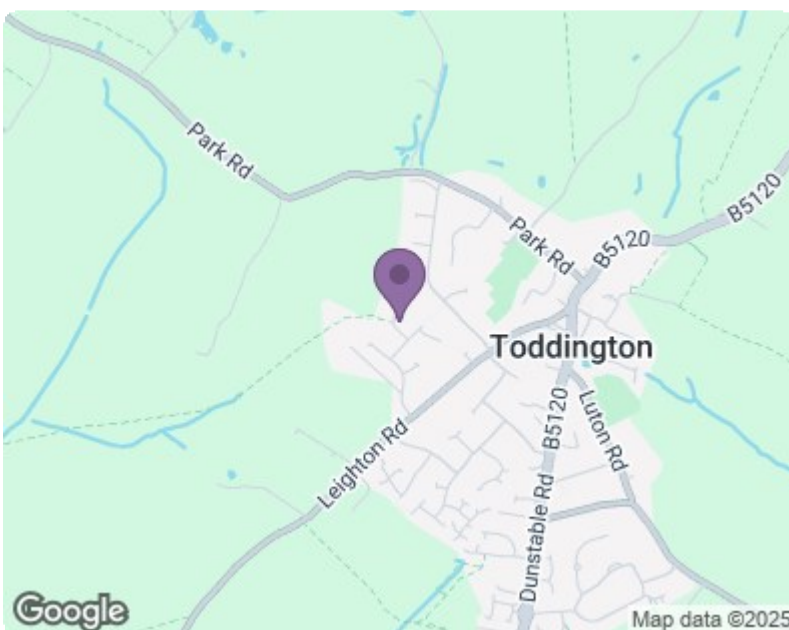
1. Cash purchase: Proof of funds.

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

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Total area: approx. 222.2 sq. metres (2391.3 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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