

**HAVONA ESTATES**

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Design Drive, Dunstable, Bedfordshire, LU6 1FS

**Offers in excess  
of £460,000**



**A MODERN SPACIOUS 5-BEDROOM SEMI-DETACHED HOUSE** ideal for larger families or HMO investment and ready to move in immediately. This 5-bedroom semi-detached house offers:

**GROUND FLOOR** - the ground floor has cloakroom, stunning fitted kitchen, spandrel storage space, an entrance hall leading to spacious lounge with French doors through to the rear garden. The ground floor lounge also benefits from skylight pitched roof windows.

**FIRST FLOOR** - consists of a spacious bedroom with an ensuite, another large bedroom facing the front of the house, one further room which could be used as a study or office, and a separate bathroom. Handlebars have been installed in 1 bathroom on the first floor with an added shower seat.

**SECOND FLOOR** - consists of a very large ensuite master bedroom and a further bedroom with an ensuite. Both bedrooms on the second floor benefit from skylight pitched roof windows.

Further benefits include a carport garage that can take up to 3 cars plus ample visitor parking, a good size enclosed garden with patio area and a garden shed. Additionally there are children's play areas on the well maintained estate.



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- Semi-Detached
- Modern Property
- Excellent Decorative Condition
- Stunning Fitted Kitchen
- Five Bedrooms with Three En-suites
- Bathrooms with Disabled Facilities
- Downstairs WC
- Cloakroom
- Carport plus ample visitor parking
- Very Energy Efficient (EPC- B)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	86	
(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>		
<i>Not energy efficient - higher running costs</i>		

## Floorplan



Second Floor



First Floor



Ground Floor